



CITY OF SEASIDE CITY COUNCIL AGENDA

Monday, July 10, 2023

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)
3. Written comments may be submitted using this [form](#), via e-mail to 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.

CITY COUNCIL WORK SESSION: 5:00 PM

1. Discussion on Amendments to Rules of Procedure and Conduct Guidelines { 40 min }
Governing Council Members
2. Discussion of Current/Future Agenda Items { 10 min }

CITY COUNCIL MEETING: 6:00 PM

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF AGENDA**
5. **PROCLAMATION:** No Proclamations
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 - \$360,559.36
 - b) APPROVAL OF MINUTES – June 26, 2023
9. **REPORTS AND PRESENTATIONS:** No Reports and Presentations

10. **CITY OF SEASIDE BOARDS, COMMISSIONS, AND COMMITTEES:**
 - a) AIRPORT ADVISORY COMMITTEE (1 Vacancy and 2 Term Expirations)
11. **UNFINISHED BUSINESS:** No Items
12. **NEW BUSINESS:**
 - a) APPROVAL: USE OF CITY PROPERTY FOR COMMUNITY GARDENS
 - b) DISCUSSION: ACQUISITION OF ESTUARY PROPERTY
13. **COMMENTS FROM CITY STAFF**
14. **COMMENTS FROM THE COUNCIL**
15. **ADJOURNMENT**

Complete copies of the Current Council meeting Agenda, Packets, and Minutes can be viewed at:
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.



CITY OF SEASIDE CITY COUNCIL

DRAFT MEETING MINUTES

City Hall, 989 Broadway, Seaside, OR 97138

Monday, June 26, 2023

Work Session 5:00 PM

- I. Discussion on Amendments to Rules of Procedures and Conduct Guidelines Governing Council Members

The City Council discussed previous amendments and made changes to the Procedures and Conduct Guidelines Governing Council Members. The City Council continued the discussion and amendments.

City Council Meeting 6:00 PM

- I. Call to Order and Pledge of Allegiance

- II. Roll Call

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

Staff Members	
Spencer Kyle, City Manager	Jeff Flory, Community Dev. Director
Jon Rahl, Assistant City Manager	Mike Dimmick, Public Works Director
Kim Jordan, City Recorder	Jennifer Reading, Library Director
Zach Fleck, Finance Director	Dave Ham, Police Chief
Mitch Brown, Police Communications Manager	

Visitors in Chambers (attendance sheet)	Visitors on Zoom
Shara Ford	
Steve Ford	

- III. Approval of Agenda

Motion:	Move to approve the agenda.			
Moved:	Posalski			
Seconded:	Morrissey			
Ayes:	Wright, Frank, Horning, Dillard, Morrissey, Posalski, Montero	Nays:	Absent:	Recused:
Passed:	7/0	0	0	0

IV. Proclamations

A. Park and Recreation Month

Councilor Horning read the Proclamation for Park and Recreation Month.

Kyle Gorman, board member at Sunset Empire Park and Recreation District, addressed the City Council regarding Park and Recreation Month.

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

The City Council received a public comment from Tom Schwenzer regarding the Promenade and signs with bicycles.

City Manager Kyle stated there were also comments made about the red curbing on the turnaround.

Councilor Montero read a letter from Clatsop Nehalem Tribe regarding the Mural on Broadway.

VI. Declaration of Potential Conflict of Interest

Council Members	Y/N
Steve Wright, Mayor	N
Tom Horning	N
Randy Frank	N
Seth Morrissey	N
Steve Dillard	N
David Posalski, President	N
Tita Montero	N

VII. Consent Agenda

Motion:	So, moved			
Moved:	Frank			
Seconded:	Horning			
Ayes:	Wright, Horning, Dillard, Morrissey, Frank, Posalski, Montero	Nays:	Absent:	Recused:
Passed:	7/0	0	0	0

VIII. Reports and Presentations

A. Seaside Police Department Annual Report

Police Chief Ham and Communications Manager Brown presented the Seaside Police Department Annual Report.

IX. City of Seaside Boards, Commissions, and Committees

There was no City of Seaside Boards, Commissions, and Committee information to discuss.

X. Unfinished Business

A. [Ordinance 2023-04 – An Ordinance of the City of Seaside, Oregon, Amending Chapter 32 of the Seaside Code of Ordinances Regarding Transient Room Tax](#)

City Manager Kyle explained Ordinance 2023-04 amended Chapter 32 of the code of ordinances directing Transient Lodging Taxes to the newly created Tourism Activity Fund.

Mayor Wright opened the public comments and there were no public comments.

Motion:	Move to read Ordinance 2023-04 by title only for third reading.			
Moved:	Frank			
Seconded:	Posalski			
Ayes:	Wright, Horning, Dillard, Morrissey, Frank, Posalski, Montero	Nays: 0	Absent: 0	Recused: 0
Passed:	7/0			

Motion:	Move to adopt Ordinance 2023-04.			
Moved:	Frank			
Seconded:	Posalski			
Ayes:	Wright, Horning, Dillard, Morrissey, Frank, Posalski, Montero	Nays: 0	Absent: 0	Recused: 0
Passed:	7/0			

Roll Call Vote	Y/N
Steve Wright, Mayor	Y
David Posalski, Council President	Y
Tita Montero	Y
Tom Horning	Y
Randy Frank	Y
Seth Morrissey	Y
Steve Dillard	Y

XI. New Business

A. [Request for Water Service Outside City Limits, 85439 Highway 101 \(Owner: Steve and Shara Ford\)](#)

Public Works Director Dimmick explained the request for water service outside the City limits by Shara and Steve Ford. It is in compliance with the city’s water plan. The owners would pay all costs associated with adding the water service.

Motion:	Move to recommend approval of the water service installation at 85439 Highway 101, outside the city limits.			
Moved:	Posalski			
Seconded:	Morrissey			
Ayes:	Wright, Horning, Dillard, Morrissey, Frank, Posalski, Montero	Nays: 0	Absent: 0	Recused: 0
Passed:	7/0			

B. [Request for a Refund of Business License Fee for Non-Profit Applicant North Coast Housing Solutions.](#)

City Manager Kyle explained the request to refund the business license fee for North Coast Housing Solutions, a nonprofit organization.

Chet Moritz, North Coast Housing Solutions President, stated North Coast Housing Solutions had recently partnered with the Seaside School District to try to increase the size of the affordable and workforce housing throughout Clatsop County with a focus on near Seaside and Cannon Beach.

Motion:	Move to recommend refunding \$95.00 to the North Coast Housing Solutions for a period of one year until we can see what work they are doing in Seaside.			
Moved:	Posalski			
Seconded:	Frank			
Ayes:	Wright, Horning, Dillard, Frank, Posalski, Montero	Nays: 0	Absent: 0	Recused: 0
Passed:	7/0			

C. [Approval: Public Safety Union Contract](#)

Assistant City Manager Rahl explained the Public Safety Association Union Contract and the significant changes that were made to the contract for the next three years.

Motion:	Move to approve the Public Safety Union Contract.			
Moved:	Morrisey			
Seconded:	Frank			
Ayes:	Wright, Horning, Dillard, Frank, Posalski, Montero	Nays: 0	Absent: 0	Recused: 0
Passed:	7/0			

D. [Resolution #4023 – A Resolution of the City of Seaside, Oregon, Adjusting the 2022-2023 City of Seaside Budget.](#)

Finance Director Fleck explained Resolution #4023 authorized budget adjustments for fiscal year 2022-2023 City of Seaside Budget.

Mayor Wright asked for public comments, and there were no comments.

Motion:	Move to read Resolution 4023 by title only.			
Moved:	Montero			
Seconded:	Posalski			
Ayes:	Wright, Horning, Dillard, Morrisey, Frank, Posalski, Montero	Nays: 0	Absent: 0	Recused: 0
Passed:	7/0			

Motion:	Move to adopt Resolution 4023.			
Moved:	Montero			
Seconded:	Posalski			
Ayes:	Wright, Horning, Dillard, Morrisey, Frank, Posalski, Montero	Nays: 0	Absent: 0	Recused: 0
Passed:	7/0			

E. [Resolution #4024 – A Resolution of the City of Seaside, Oregon, Adjusting the 2022-2023 Road District Budget](#)

Finance Director Fleck explained Resolution #4024, authorized budget adjustments that occurred in the fiscal year 2022-2023 Road District Budget.

Mayor Wright asked for public comments, and there were no comments.

Motion:	Move to read Resolution 4024 by title only.			
Moved:	Frank			
Seconded:	Morrisey			
Ayes:	Wright, Horning, Dillard, Morrisey, Frank, Posalski, Montero	Nays: 0	Absent: 0	Recused: 0
Passed:	7/0			

Motion:	Move to adopt Resolution 4024.			
Moved:	Frank			
Seconded:	Morrisey			
Ayes:	Wright, Horning, Dillard, Morrisey, Frank, Posalski, Montero	Nays: 0	Absent: 0	Recused: 0
Passed:	7/0			

F. [Public Hearing Resolution #4025 – A Resolution Adopting and Appropriating the 2023-2024 Seaside Road District Budget](#)

Finance Director Fleck explained Resolution #4025 adopted and appropriated the fiscal year 2023-2024 Seaside Road District Budget.

Mayor Wright opened the public hearing, there were no public comments.

Motion:	Move to read by title only Resolution 4025.			
Moved:	Posalski			
Seconded:	Montero			
Ayes:	Wright, Horning, Dillard, Morrisey, Frank, Posalski, Montero	Nays: 0	Absent: 0	Recused: 0
Passed:	7/0			

Motion:	Move to adopt Resolution 4025.			
Moved:	Posalski			
Seconded:	Montero			
Ayes:	Wright, Horning, Dillard, Morrisey, Frank, Posalski, Montero	Nays: 0	Absent: 0	Recused: 0
Passed:	7/0			

G. [Resolution #4026 – A Resolution of the City of Seaside, Oregon, Seaside Road District, Levying and Categorizing Ad Valorem Taxes for the Tax Year 2023-2024.](#)

Finance Director Fleck explained Resolution #4026 authorized the ad valorem taxes for fiscal year 2023-2024, Seaside Road District Budget.

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

Motion:	Move to read Resolution 4026 by title only.			
Moved:	Morrisey			
Seconded:	Frank			
Ayes:	Wright, Horning, Dillard, Morrisey, Frank, Posalski, Montero	Nays: 0	Absent: 0	Recused: 0
Passed:	7/0			

Motion:	Move to adopt Resolution 4026.			
Moved:	Morrisey			
Seconded:	Frank			
Ayes:	Wright, Horning, Dillard, Morrisey, Frank, Posalski, Montero	Nays: 0	Absent: 0	Recused: 0
Passed:	7/0			

H. [Public Hearing Resolution #4027 – A Resolution Adopting and Appropriating the 2023-2024 City of Seaside Budget.](#)

Finance Director Fleck explained Resolution #4027 adopts and approves the Seaside City Budget for fiscal year beginning July 1, 2023.

Mayor Wright opened the public hearing, there were no public comments.

Motion:	Move to read by title only Resolution 4027.			
Moved:	Posalski			
Seconded:	Montero			
Ayes:	Wright, Horning, Dillard, Morrisey, Frank, Posalski, Montero	Nays: 0	Absent: 0	Recused: 0
Passed:	7/0			

Motion:	Move to adopt Resolution 4027.			
Moved:	Posalski			
Seconded:	Montero			
Ayes:	Wright, Horning, Dillard, Morrisey, Frank, Posalski, Montero	Nays: 0	Absent: 0	Recused: 0
Passed:	7/0			

I. [Resolution #4028 – A Resolution of the City of Seaside, Oregon, Levying and Categorizing Ad Valorem Taxes for the Tax Year 2023-2024 and categorizing the 2023-2024 Assessments on the Properties in the Downtown Maintenance District.](#)

Finance Director Fleck explained Resolution #4028 authorizes the ad valorem taxes for fiscal year 2023-2024 City of Seaside Budget.

Mayor Wright opened the public comments, there were no comments.

Motion:	Move to read Resolution 4028 by title only.			
Moved:	Frank			
Seconded:	Morrisey			
Ayes:	Wright, Horning, Dillard, Morrisey, Frank, Posalski, Montero	Nays: 0	Absent: 0	Recused: 0
Passed:	7/0			

Motion:	Move to adopt Resolution 4028.			
Moved:	Frank			
Seconded:	Morrisey			
Ayes:	Wright, Horning, Dillard, Morrisey, Frank, Posalski, Montero	Nays: 0	Absent: 0	Recused: 0
Passed:	7/0			

J. [Resolution #4029 – A Resolution of the City of Seaside, Oregon, Amending Water Access/Demand Charges](#)

City Manager Kyle explained that beginning in 2021, the City's water enterprise fund had been losing money and the current rate structure did not keep up with the cost of operating the department. The proposed changes only address breaking even on the department's operations. Future rate changes would need to be considered to fund long-term capital plans.

Staff presented three options for the City Council to consider. Option A would be a flat increase across the board, Option B has a higher percentage of the increase by the 1.5-inch meter.

Finance Director Fleck explained that entities with a 1.5-inch meter or larger are generally larger commercial users.

City Manager Kyle explained Option C was looking at putting the increase on the base rate and not the usage because of the amount of second homes that are owned but not living in the city full time.

Mayor Wright opened the public comments, there were no comments.

Councilor Frank explained he had residential and commercial property which was a 12-unit apartment complex, and he would pick Option B.

Councilor Montero commented on the analysis and the philosophy was that full time residents get the least impact and Option B would provide that.

Council President Posalski stated that the expenses being discussed in the water department cost more. The loans, staff and all things in order to operate the system have a constant cost and he leaned more towards Option C, which put more of the increase in the base rate and that revenue is more constant.

Councilor Dillard asked about accounts with a 1.5-inch meter and above having 49% of the usage and what amount of revenue the city received came from that group?

Finance Director Fleck stated he estimates the total revenue from 1.5-inch meters users was slightly more than half.

Councilor Dillard stated currently they are using half and paying a little more than half. The City had been doing the flat rate in the past and he would select Option A.

Councilor Morrissey explained he was concerned with raising utility rates in general; however, since this is an enterprise fund he understands the City Council is really left with no choice.

Councilor Morrissey's preference was a combination of the base rate increase and a rate on the highest users and that option was not presented.

He would then select Option B because most residents are already tight on money and is easier for those commercial users to pay more.

Councilor Dillard explained the City Council would approve the increase now and another increase next year. Would the approval tonight continue for next year?

Mayor Wright stated the City Council would come back next year for another discussion. He suggested a roll call vote or can we discuss coming to a consensus.

Councilor Montero stated that doing a roll call vote would get City Council to a consensus.

Motion:	Move to read Resolution 4029 by title only and specifying that the City Council choose rate structure B as outlined in the resolution and staff report.			
Moved:	Montero			
Seconded:	Frank			
Ayes:	Wright, Horning, Dillard, Morrisey, Frank, Posalski, Montero	Nays: 0	Absent: 0	Recused: 0
Passed:	7/0			

Motion:	Move to adopt Resolution 4029, using rate structure B.			
Moved:	Montero			
Seconded:	Frank			
Ayes:	Wright, Horning, Dillard, Morrisey, Frank, Posalski, Montero	Nays: 0	Absent: 0	Recused: 0
Passed:	7/0			

K. [Resolution #4030 – A Resolution of the City of Seaside, Oregon, Amending Sewer Service User Rates.](#)

City Manager Kyle explained Resolution #4030 was a resolution to amend the City’s sewer rates. The City’s sewer enterprise fund had been losing money for the past ten years and the current rate structure did not keep up with the cost of operating the department. The resolution would change the rates and turn the sewer enterprise around. The proposed changes only address breaking even on the department’s operations. Future rate changes would need to be considered to fund long-term capital plans.

Mayor Wright opened the public comments, there were no comments.

Motion:	Move to read Resolution 4030 by title only.			
Moved:	Montero			
Seconded:	Dillard			
Ayes:	Wright, Horning, Dillard, Morrisey, Frank, Posalski, Montero	Nays: 0	Absent: 0	Recused: 0
Passed:	7/0			

Motion:	Move to adopt Resolution 4030.			
Moved:	Montero			
Seconded:	Dillard			
Ayes:	Wright, Horning, Dillard, Morrisey, Frank, Posalski, Montero	Nays: 0	Absent: 0	Recused: 0
Passed:	7/0			

XII. Comments from City Staff and Partner Organizations

Kerri Lambert, SDDA, updated the City Council regarding help received from Mike Dimmick and the public works department.

Public Works Director Dimmick updated the City Council regarding the Highway 101 Project, and the COHO Culvert Project on Wahanna.

Councilor Montero commented on the importance of getting the information out to the community on the closure of Wahanna for the culvert project.

City Manager Kyle updated the City Council on the signage that was being used in the City for the culvert project and the road closure.

Assistant City Manager Rahl updated the City Council on personnel positions coming available in the City of Seaside, and the technical gear with the City Council iPads.

City Manager Kyle updated the City Council on Hood to Coast, fireworks and Volleyball discussions and the impacts on the community.

XIII. Comments from City Council

Councilor Horning stated Happy 4th of July and updated the City Council regarding the Airport Advisory Committee meeting in July.

Councilor Morrissey updated the City Council regarding the Tourism Advisory Committee meeting, and bed tax revenue being down for the quarter.

Councilor Montero updated the City Council regarding coffee with a Councilor meeting and how helpful the people are that she meets with.

Council President Posalski commented on the corgi event in Seaside on the beach.

Mayor Wright commented on state legislative decisions and what will affect Seaside. City Manager Kyle has been with the City eleven months and was due for his review and asked the City Council if they wanted to do the review July 10, 2023, or August 14, 2023.

The Council's consensus was for the City Manager review to take place on August 14, 2023.

Mayor Wright updated the City Council on meeting with the Regional Solutions Coordinator with the governor's office and also met with the consul general of Japan. On Monday, July 31, 2023, entertainers from South Korea will be visiting.

XIV. City Council recessed into Executive Sessions at 8:16 PM in Accordance with ORS 192.660 (2) (e) Regarding Deliberations with Persons Designated to Negotiate Real Property Transactions

XV. City Council reconvened into Regular Session at 8:44 PM – Council action if any regarding Executive Session in Accordance with ORS 192.660 (2) (e).

XVI. Adjourn City Council Meeting 8:44 PM.

Approved by Council on: _____

Minutes prepared by: _____
Kim Jordan, City Recorder

STEVE WRIGHT, Mayor



Staff Report – City Council Meeting

Meeting Date: July 10, 2023
Author: Kim Jordan, City Recorder
Department: City Manager’s Office
Subject: Board, Commission and Committee Vacancies
Type of Item: Vacancy and Term Expirations

Introduction:

The Airport Advisory Committee has one vacancy and two term expirations from June 30, 2023.

Background:

The Airport Advisory Committee acts as an advisory body to the City Council, the City Manager, and the Public Works Director regarding issues concerning the Seaside Airport. 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 Airport Advisory Committee has one new vacancy with the resignation of Dianne Widdop. In addition, Airport Advisory Committee members Randall Henderson and Roy Bennett’s terms expired on June 30, 2023. They have indicated that they are interested in continuing their volunteer service and would agree to serve another term. Their reappointments would be for three-year terms.

The committee consists of seven members. Membership includes:

1. at least four members who reside within the City of Seaside, and
2. a resident of the City of Gearhart, and
3. members may not be employees of the City of Seaside.

The position vacated by Dianne Widdop needs to be filled by a resident of the City of Gearhart as not other committee member resides in Gearhart.

The committee currently consists of four residents of Seaside and one resident of Warrenton. Randall Henderson is a resident of Warrenton and Roy Bennett is a resident of the Seaside. Their appointments would bring the total to five residents of Seaside and two residents outside City limits. Their appointment to the committee would be consistent with the above referenced criteria.

Budget Impact:

None

Requested Action:

The City Council announce the vacancy for the Seaside Airport Committee.

If the City Council is inclined to reappoint the current members, a Council could make the following motion:

“I move to reappoint Randall Henderson and Roy Bennett for the Airport Advisory Committee.”

Alternatives:

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

Attachments:

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

SEASIDE AIRPORT COMMITTEE

(Meetings are scheduled every other month on the last Tuesday at 6:00 PM)

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

The committee shall consist of the following Seven (7) members: resident of the City of Gearhart, and Six (6) members, who are not employees of the City, and at least (4) of the members shall reside within the City limits who shall serve as members. The Mayor shall appoint one member of the City Council as Council liaison, and the Public Works Director shall be the Staff liaison to the Committee.

The members of the committee shall be selected from, but are not limited to, members of the following groups: persons with a demonstrated interest in public airport, educators, private businesspersons, persons with a diversity of ethnic and cultural affiliations, and persons of diverse economic backgrounds and interests.

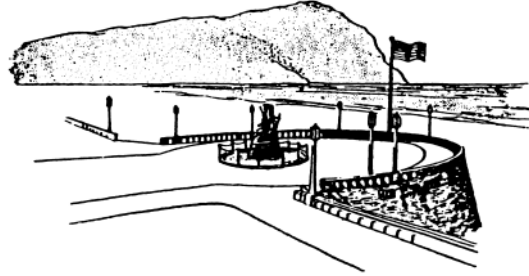
The members shall serve without salary or compensation of any nature.

All members shall be appointed by the City Council and shall serve for a term of three years. However, three of the first non-permanent members shall be appointed for a term of one year, two years, and three years respectively. As those terms expire, the vacancy will be filled for three-year terms in each case.

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.)

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

AIRPORT COMMITTEE

Term of Office: 3 years

Number of Members: 7

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>TERM EXPIRES</u>
RANDALL HENDERSON*	89066 OCEAN DRIVE WARRENTON, 97146	503-577-6153	6/30/2023
ROY BENNETT	2026 FERNWOOD ST.	738-4102	6/30/2023
BRUCE FRANCIS	90250 SHORE LINE DR. WARRENTON, 97146	440-0033	6/30/2024
(VACANCY) WIDDOP			6/30/2024
CHRISTINE BINNICKER	309 HIGHLAND DR.	720-933-6796	6/30/2024
MARK TOLAN	454 FAIRWAY COURT	440-1141	6/30/2025
JOYCE HUNT	510 13TH AVENUE	503-739-1825	6/30/2025
MIKE DIMMICK	1387 AVENUE 'U'	738-5112	Public Works
RANDY FRANK	454 HIGHLAND DR.	440-3090	City Council

*Chair

**Vice Chair

***Secretary



Staff Report – City Council Meeting

Meeting Date: July 10, 2023
Author: Spencer Kyle, City Manager
Department: City Manager
Subject: Use Of City Property For Community Gardens
Type of Item: Approval

Introduction:

The City Council is being asked to approve the use of a City owned lot between Avenue B and C, tax lot 2900, for the relocation of the Community Gardens.

Background:

There are currently two Community Gardens in Seaside, one is located at Broadway Park, and another is located adjacent to Roosevelt Drive between Avenue J and M. The gardens at Broadway Park need to be relocated due to the construction of the new softball field and the relocation of the Herche Family Training Facility. The Seaside School District is responsible for the relocation of the gardens. The school district has been working the Seaside Food Forrest to identify a location for the community gardens.

Department Review:

At the June 1, 2023, Parks Advisory Committee meeting, the committee discussed alternative sites for the Community Gardens. The location that appeared to get the most traction was the vacant lot between Avenue B and C, just south of the Community Center. See the map below.



At the conclusion of the June 1, 2023, Parks Committee meeting, the committee voted to recommend this property for the Community Gardens.

This lot is currently used for overflow parking for the Community Center. According to Sunset Empire Park and Recreation District staff, the lot is only used a handful of times per year.

City staff and representatives from the Seaside Food Forrest have reviewed the site and believe it is suitable for the gardens. The lot has enough space to relocate both gardens, if desired.

City staff, the Seaside Food Forrest, and the Seaside School District have investigated other locations for the gardens. Each site has its own limitations. Representatives from these groups can elaborate on these limitations during the City Council meeting.

Representatives from the Seaside Food Forrest plan on attending the City Council meeting to discuss this request.

Budget Impact:

The selection of this site has no budget impact. There may be costs associated with the relocation of the gardens; however, those costs should be the responsibility of the school district. If the City Council wishes to relocate the gardens currently on South Roosevelt Drive, there may be City costs involved that are not currently budgeted for.

Requested Action:

If a Councilor is ready to make a motion, they would state:

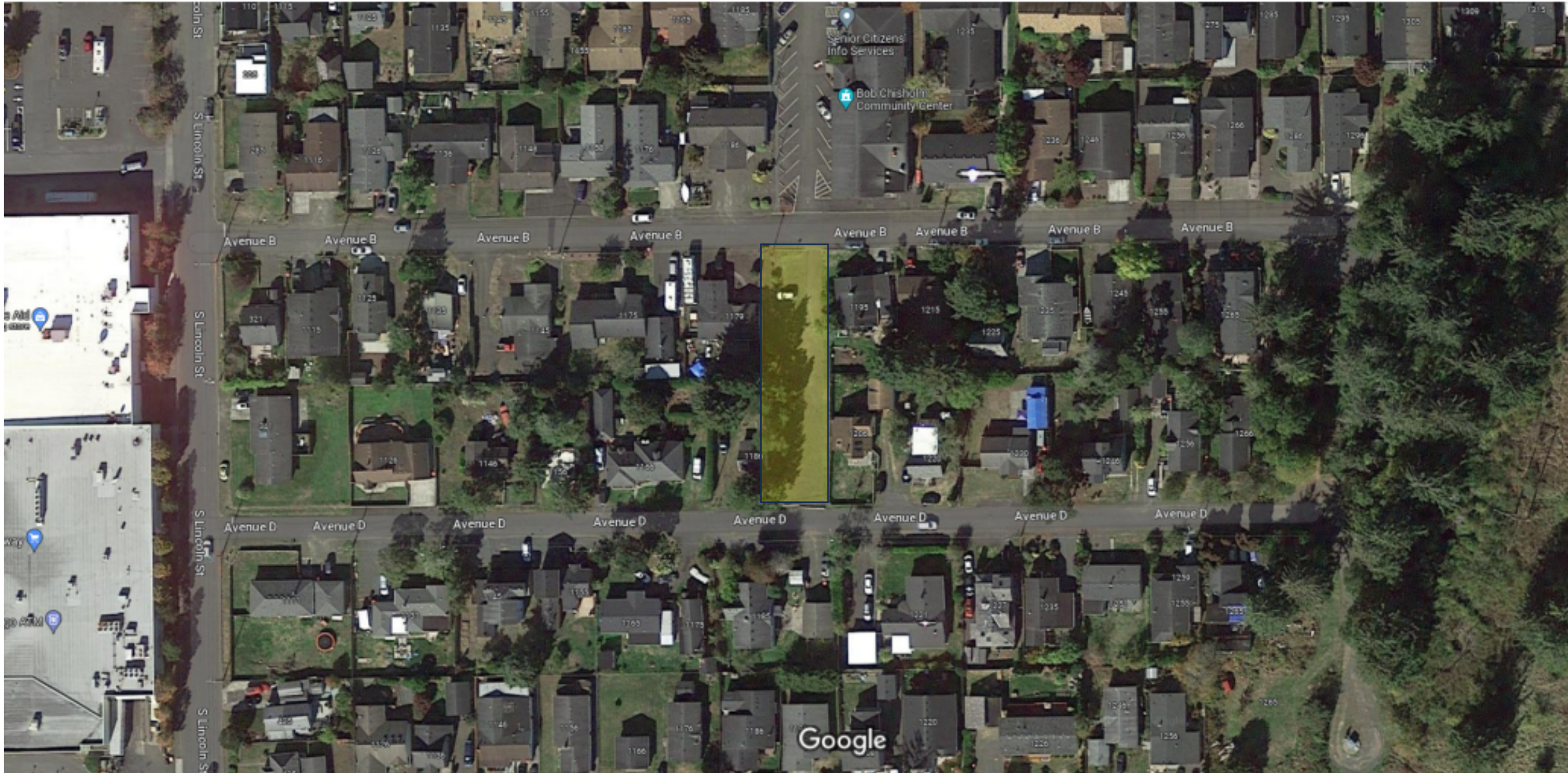
“I move to approve tax lot 2900 for the use of the Community Gardens.”

Alternatives:

The City Council could consider other sites for the Community Gardens.

Attachments:

1. Recommendation from the Parks Advisory Committee





Sep 2013



Google



July 3, 2023

Parks Advisory Committee
Seaside, Oregon

Mike Dimmick, Public Works Director
Seaside Public Works
1387 Avenue U
Seaside, OR 97138



Dear Mike:

During the June 1, 2023, Parks Advisory Committee meeting, Susan Penrod, Seaside School District Superintendent, and David Posalski, representing Seaside Community Food Forest, presented options for the relocation of the Community Gardens that have been displaced by the new girls' softball field near Broadway Park.

The group discussed four locations: Broadway Park, The North Forty, Cartwright Park, and a property south of the Bob Chisholm Community Center. After discussing the pros and cons of each place, the group voted to support the central location south of the Bob Chisholm Community Center.

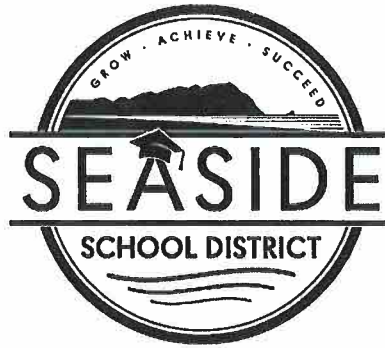
Respectfully yours,

A handwritten signature in black ink that reads "Nancy Holmes". The signature is written in a cursive, flowing style.

Nancy Holmes
Chair, Parks Advisory Committee
Seaside, Oregon

2600 Spruce Drive, Suite 100
Seaside, OR 97138
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ADMINISTRATION
Susan Penrod, Superintendent
Sarah Shields, Assistant Superintendent
Toni Vandershule, Business Manager
Jenny Risner, Director of Special Services



Pacific Ridge Elementary
Seaside Middle School
Seaside High School

BOARD OF DIRECTORS
Brian Taylor, Chair
Mark Truax, Vice-Chair
Chris Corder
Sondra Gomez
Michelle Hawken
Brian Owen
Shannon Swedenborg

July 7, 2023

Mayor Steve Wright
Seaside City Council
989 Broadway
Seaside, OR 97138

Dear Seaside Mayor and City Council,

I attended the City of Seaside Parks Advisory Committee meeting on June 1, 2023, when we discussed possible locations for the relocation of the community gardens. A number of possible locations were discussed, with the vacant lot between Avenue B and C, just south of the Community Center, agreed upon as the best location.

Seaside School District is committed to funding the in-kind relocation of the gardens, and have been working collaboratively with Seaside Food Forest.

Seaside School District is in favor of this location as the best centrally-located garden for our community.

Sincerely,

A handwritten signature in blue ink that reads "Susan Penrod". The signature is written in a cursive, flowing style.

Susan Penrod
Superintendent
Seaside School District



Staff Report – City Council Meeting

Meeting Date: July 10, 2023
Author: Spencer Kyle, City Manager
Department: City Manager
Subject: Acquisition Of Estuary Property
Type of Item: Discussion

Introduction:

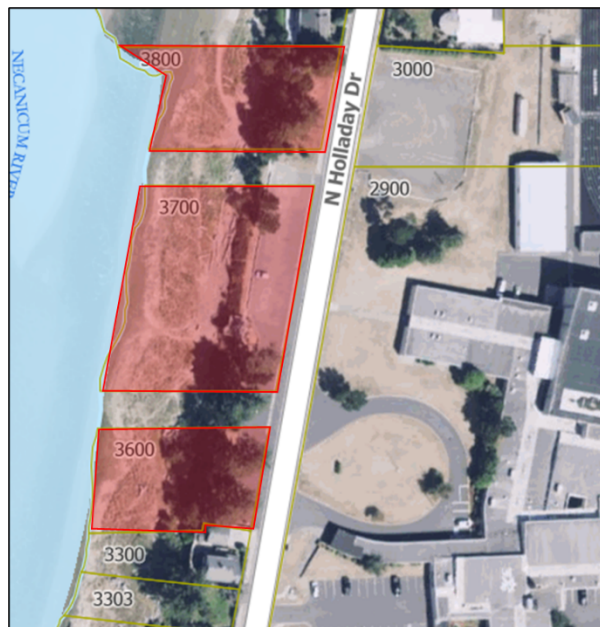
The City Council will have a discussion regarding the acquisition of the estuary property located on Holladay Drive.

Background:

A park has been located at the Necanicum estuary for many decades. A platform and boardwalk were constructed through a grant during the 1980s. The park was owned by the Seaside School District and open to the public. In 2021, the property was sold to TM Development, as part of the sale of the High School property across the street.

Department Review:

One of the priorities identified by the City Council in the recently adopted Strategic Blueprint 2023 is “study the acquisition of the estuary park property”. The estuary property is currently privately owned, with the exception of the rights of way for 19 and 20th Avenues. There are three lots that the City could consider purchasing, tax lots 3600, 3700, and 3800, the areas in red below.



An application is anticipated from TM Development to develop housing on the old high school property. The developer can develop housing on this estuary property. If the community and the City Council wish to preserve the Necanicum Estuary Park, the property will need to be purchased by the City.

There are many reasons why the City would want to preserve this property as a park. Many of these reasons have been stated during public comments at recent City Council meetings. There is not another property like this in the City. It provides access to the estuary as well as stunning, unobstructed views of the estuary and Pacific Ocean.

Staff does not have a recommendation for the City Council. This is a policy decision, with no right or wrong answer. The park would be a great value for the community, but it will come at a high cost as outlined below.

Budget Impact:

Because of the unique location of these lots, they will command high prices. The current real market value on the County’s website is listed in the chart below.

Lot	Real Market Value
3600	\$800,000
3700	\$1,400,000
3800	\$800,000
Total	\$3,000,000

These figures are only an estimate of what the property could sell for. A negotiation will need to happen between the City and the current owner.

The City has received \$1,500,000 in American Rescue Plan Act (ARPA) funds to be used as the City Council sees fit. One of the Council’s priorities in the Strategic Blueprint 2023 that the City Council adopted is identifying a use for these funds. The purchase of the estuary property would be an acceptable use. The City has budget for any remaining amounts in the fiscal year 2023-24 adopted budget.

Requested Action:

The City Council should discuss the acquisition of the estuary properties. At the conclusion of the discussion, the Council may direct staff as you see fit based upon the discussion.

Alternatives:

This is a discussion only.

Attachments:

None.