

A regular meeting of the Astoria Common Council was held at the above place at the hour of 7:00 pm.

Councilors Present: Nemlowill, Jones, Price, Brownson, and Mayor LaMear.

Councilors Excused: None

Staff Present: City Manager Estes, Parks and Recreation Director Cosby, Finance Director Brooks, Fire Chief Ames, Police Chief Spalding, City Support Engineer Moore, Assistant City Engineer Crater, Library Director Pearson, and City Attorney Henningsgaard. The meeting is recorded and will be transcribed by ABC Transcription Services, Inc.

## PRESENTATION

### **Item 3(a): State of the Liberty**

Jennifer Crockett, Executive Director of the Liberty Theatre of Astoria will present the State of the Liberty Theatre.

Ms. Crockett presented via PowerPoint the changes made over the last year at the Liberty Theater and their plans for the next year. Her presentation outlined programs, outreach, events, advances in ticket processing, statistics on people who have attended their shows, economic and community impacts, facilities management, and finances.

Mayor LaMear, Councilor Brownson, and Councilor Jones commented on the performances they recently attended at the Liberty Theatre. Councilor Price commended Ms. Crockett for her work as the Executive Director, noting she made several noticeable positive changes at the theatre. Councilor Nemlowill said she appreciated the programs for school children.

## REPORTS OF COUNCILORS

**Item 4(a): Councilor Nemlowill** reported that she toured the Waldorf/Merwyn, which Innovative Housing will be renovating. She visited the chair walls and sidewalks, attended the cancer research center's opening and the library's 50<sup>th</sup> anniversary, where the Library Foundation started its \$3.5 million fundraising campaign for library renovations. She also went to see the new bounce house at Port of Play, which was paid for by individuals and businesses in the community. She noticed new energy at the Aquatic Center, which displayed brochures highlighting the mural and a list of recent improvements. She was seeing the new funds being put to work and the community taking an active role in Parks and Recreation.

**Item 4(b): Councilor Brownson** reported that he attended the Waldorf/Merwyn tour and visited the Astoria Makers. The Columbia Theater and the old Abaco buildings are being restored. It was great to see all the activity on these buildings and throughout town. His next Coffee with a Councilor would be on Saturday, October 21, 2017 at 9:00 am at Three Cups of Coffee.

**Item 4(c): Councilor Price** said it was a full month of events. She announced that Vintage Hardware won Best Façade Renewal Under \$7,500, Astoria Station won Best Adaptive Reuse, and Ray Merritt won a Certificate of Excellence for Volunteerism from Oregon Main Street. She toured the Merwyn, which will be a tremendous addition to the city. Innovative Housing plans to start construction in about a year. They plan to build 40 residential units, from 250 to 500 square feet, each with its own private bath and full kitchen. Grant funds will allow the glass canopy to be restored. This block will become one of the most architecturally interesting blocks in the city. She asked Mayor LaMear and Staff to comment on their expectations for the work session on strategic planning so that she could start thinking about it overnight.

City Manager Estes explained City Council made a decision at the last work session to discuss strategic planning. Since then, Council members have attended the League of Oregon Cities conference. Staff wants to hear what Council gathered from the conference and if Council wants to move forward with a strategic plan. Staff will be prepared to discuss finances, timing, and Staff capacity that would impact the strategic planning process.

**Item 4(d): Councilor Jones** reported that he was honored to attend the cancer center's grand opening. He was impressed with the dedicated medical staff and with Willis Van Dusen's fundraising efforts. People that live in our region have access to top notch cancer care here and no longer have to drive to Portland. He attended the Art Walk in downtown on Saturday night and it was nice to see so many people. The Art Walk is just one more event that brings people to town to eat in Astoria's restaurants and buy things downtown. He commended the Police Department for their response to the break-in of his son's vehicle, which occurred in his driveway. His son had called the police, so they were not aware the incident occurred at a City Councilor's house. Sergeant Aydt arrived right away and walked around the Riverwalk hoping to find something that was removed from the car.

**Item 4(e): Mayor LaMear** reported that the library's 50<sup>th</sup> anniversary was a tremendous celebration. She thanked Director Pearson for giving tours of the basement, which was the big draw. On Saturday, the senior center raised over \$500 for the library during their bake sale. She also participated in the Columbia Crossing, which had a good crowd and good weather.

#### **CHANGES TO AGENDA**

There were no changes.

#### **CONSENT CALENDAR**

The following items were presented on the Consent Calendar:

- 6(a) Library Board Minutes of 07/25/2017
- 6(b) Salary Resolution (Finance)
- 6(c) 7<sup>th</sup> Street and Astor Street Sanitary Sewer Improvement Project – Authorization to Award Construction Contract (Public Works)
- 6(d) Bond Street Waterline Project Warranty Settlement (Public Works)
- 6(e) RARE Service Agreement (Finance)

**City Council Action:** Motion made by Councilor Nemlowill, seconded by Councilor Brownson, to approve the Consent Calendar. Motion carried unanimously. Ayes: Councilors Price, Jones, Nemlowill, Brownson, and Mayor LaMear; Nays: None.

#### **REGULAR AGENDA ITEMS**

##### **Item 7(a): Waterfront Bridges – Private Easements and ROW Dedications (Public Works)**

Where each of the City's numbered streets between 6th and 11th Streets meet the Columbia River, a short bridge connects the solid-ground road to the over-water pier structure. These waterfront bridges provide access to critical portions of our waterfront. The City secured funding through the Oregon Department of Transportation (ODOT) Local Highway Bridge Program with only 10.27 percent City match required. Design is over 60 percent complete.

As part of the project multiple easements are required from private property owners and temporary construction easements are needed for eleven of the properties adjacent to the bridge construction. Construction easements will only be used during construction and the property will be restored to its condition as it was prior to the work. Permanent right-of-way dedication is necessary for six of the properties for the purpose of placing, installing, and maintaining small portions of new bridge structures.

At the September 5 Council meeting, three of the eleven temporary construction easements and one of the six dedication deeds were approved. Another temporary construction easement and dedication deed has been signed by Astoria Holdings, Inc. for the property on the east side of the 8th Street Bridge. Upon Council

approval, the property owner will be paid the following: Temporary Construction Easement - \$181.00; Dedication Deed - \$619.00 for a total of \$800.00.

To date, the total paid to private property owners for the temporary construction easements and dedication deeds is \$6,750 (including the \$800 presented in this memo) with the City's portion being \$694. The remaining easements and dedication deeds are still being negotiated. Finalized documents will be presented to Council as they become available.

It is recommended that City Council authorize the Mayor to sign the one private easement and one dedication deed at a total cost of \$800.00 for construction of the Waterfront Bridges Replacement project.

Councilor Brownson asked if Staff was on schedule and if there were any issues. City Support Engineer Cindy Moore confirmed Staff was on schedule. All final offers have been made and property owners have 40 days to consider them. She did not see any issues moving forward.

**City Council Action:** Motion made by Councilor Brownson, seconded by Councilor Price, to authorize the Mayor to sign the one private easement and one dedication deed at a total cost of \$800.00 for construction of the Waterfront Bridges Replacement project. Motion carried unanimously. Ayes: Councilors Price, Jones, Nemlowill, Brownson, and Mayor LaMear; Nays: None.

**Item 7(b): 2017 Trolley Trestle Repair Project – Pay Adjustment #1 (Public Works)**

The goal of the 2017 Trolley Trestle Repair Project is to address critical repairs on the Columbia Avenue and 1st to 2nd Street trestles. The project has been structured to minimize disruption to the Astoria Riverfront Trolley's operational schedule. In May 2017, Council approved a construction contract with Bergerson Construction in the amount of \$174,500. Bergerson Construction's bid was the lowest of seven bidders and over \$58,000 under the next lowest bid.

Most of the contract work has been completed on the Columbia Avenue trestle, and Bergerson Construction is currently working on the 1st to 2nd Street trestle. City staff recommends adding additional repair work to the construction contract to capitalize on the competitive pricing received and available funding budgeted for the 17/18 fiscal year. A number of critical repair items that should be added to the project. Change Order #1 details the additional work. OBEC will continue to provide construction support services to ensure design compliance, but may need a contract amendment to cover the additional work added to the scope.

Funds are available for this project in the Promote Astoria Fund. \$350,000 has been budgeted for maintenance of the Riverwalk Trestles. A current summary of that budget follows:

Description	Cost	Balance
Riverwalk Trestles Budget	N/A	\$350,000
OBEC Amend #1 (Remaining)	\$1,919.83	\$348,080.17
OBEC Amend #2	\$19,712	\$328,368.17
Bergerson Construction Contract	\$174,750	\$153,618.17
<i>Bergerson Pay Adjustment #1 (Proposed)</i>	<i>\$100,100</i>	<i>\$53,518.17</i>

The remaining funds may be used for routine track repairs, emergency trestle repairs prior to Trolley operation in 2018, and if needed, additional consultant services.

It is recommended that City Council authorize staff to approve Pay Adjustment #1 in the amount of \$100,100.

Councilor Price asked if ODOT needed to approve this work. Assistant City Engineer Nathan Crater explained that ODOT Rail would not sign off on the structural inspection work, but would inspect the track on occasion. The City is expected to hire consultants to do inspections and make repairs to the trestles. ODOT will often request inspection and repair information to keep on file. The process is different for the street-end bridges because they are considered highway bridges, which are handled by a different department at ODOT. City Manager Estes

added the Promote Astoria funds budgeted for this project is for the work on the trolley trestles and work done on the street-ends would be paid for out of a different fund.

Engineer Crater confirmed this work had been planned. The department does a comprehensive inspection from end to end, especially on the trestles east of 39<sup>th</sup> Street. Initially, the project was too large for the available funding, so Staff chose to prioritize the most critical items. Another inspection will be done before the trolley opens for the next season and maintenance projects will continue each year. Staff is working with the Trolley Association to refine a maintenance program that minimizes disruption to the trolley's service. In water work will be done during the permissible in water work periods and above water repairs will be done over the winter.

**City Council Action:** Motion made by Councilor Nemlowill, seconded by Councilor Jones, to authorize Pay Adjustment #1, in the amount of \$100,000, for the 2017 Trolley Trestle Repair Project. Motion carried unanimously. Ayes: Councilors Price, Jones, Nemlowill, Brownson, and Mayor LaMear; Nays: None.

**Item 7(c): Liquor License Application by Workers Tavern LLC, doing business as Workers Tavern, located at 281 W Marine Drive for a Change of Ownership for a Full On-Premises Sales Commercial Establishment License (Finance)**

A liquor license application has been filed by Diana Kirk and Steven Dopp for Workers Tavern LLC doing business as Workers Tavern. This application is a Change of Ownership for a Full On-Premises Sales Commercial Establishment License. The appropriate Departments have reviewed the application and it is recommended that Council consider approval of the application.

Councilor Nemlowill recused herself from voting because her husband's business, Fort George Brewery, might work with the Applicant.

**City Council Action:** Motion made by Councilor Jones, seconded by Councilor Brownson to approve the Liquor License Application by Workers Tavern LLC. Motion carried unanimously. Ayes: Councilors Price, Jones, Brownson, and Mayor LaMear; Nays: None.

**NEW BUSINESS & MISCELLANEOUS, PUBLIC COMMENTS (NON-AGENDA)**

There was none.

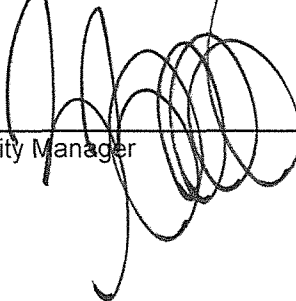
**ADJOURNMENT**

There being no further business, the meeting was adjourned at 7:37 pm.

**ATTEST:**

  
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Finance Director

**APPROVED:**

  
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City Manager