

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

Councilors Present: Brownson, Rocka, Herman, Hilton, and Mayor Jones.

Councilors Excused: None

Staff Present: City Manager Estes, Parks and Recreation Director Dart-Mclean, Community Development Director Leatherman, Contract Planner Johnson, Finance Director Brooks, Fire Chief Crutchfield, Police Chief Spalding, Public Works Director Harrington, Library Director Pearson, and City Attorney Henningsgaard. The meeting was live streamed and recorded, and will be transcribed by ABC Transcription Services, Inc.

REPORTS OF COUNCILORS

Item 3(a): Councilor Rocka reported that two families on Alameda Avenue were driven from their homes on January 13th when a mudslide caused by heavy rains pushed one of the houses off its foundation and heavily damaged the other house. Cati and Collin Foss escaped safely with their two children and pets. Heidi and Lloyd Hougham fled their home with their daughter and pets. Homeowner's insurance does not cover landslides, so a GoFundMe page has been organized for each family. He had posted links to both pages at <https://astoria1.org/> He also reported new and renewed funding options through the Small Business Administration (SBA) for COVID-19 relief. The funding options included the Paycheck Protection Program, the Economic Injury Disaster Loan, and the Shuttered Venue Operators Grant Program. More information on those programs had been posted on <https://astoria1.org/> He encouraged people to read the Staff reports in the Agenda Packet for this meeting to learn about the work that Staff does and the City operates. The Library helps children learn how to read. Flushable wipes are causing problems operating the sewer farm. It takes six months to train a new dispatcher for the 911 center. The Li'l Sprouts program has a waiting list of 150 people.

Item 3(b): Councilor Brownson reported that COVID-19 would not be going away anytime soon. He encouraged everyone to continue taking precautions. It still may be six months before there is any semblance of normalcy, but vaccines were arriving.

Item 3(c): Councilor Herman reported that she attended the monthly membership meeting of the Astoria Downtown Historic District Association (ADHDA), where representatives of Innovative Housing reported that the renovation of the Merwyn Hotel was almost complete. Residents would begin moving into the building in late February or early March. She attended the weekly League of Oregon Cities (LOC) coronavirus conference call, the small business COVID-19 relief funding update, and the City workshop on State land use regulations. She and the rest of the City Council also attended a work session on re-opening the Aquatic Center when the County's COVID-19 risk status is lowered from the extreme category.

Item 3(d): Councilor Hilton reported that there was a power outage in his neighborhood on Tuesday evening from 5:00 pm to 7:00 pm, which affected traffic, businesses, and residents. He toured the swimming pool yesterday with Director Dart-McLean and he looked forward to re-opening the Aquatic Center.

Item 3(e): Mayor Jones reported that the county was fortunate to have Chris Layman from Columbia Memorial Hospital take over as the inter-agency coordinator of the vaccine distribution plan. Several organizations had already received approval for their second round of Paycheck Protection loans. He encouraged eligible businesses to get their applications in.

CHANGES TO AGENDA

No changes.

CONSENT CALENDAR

The following items were presented on the Consent Calendar:
5(a) City Council Minutes of November 2, 2020

- 5(b) City Council Minutes of December 7, 2020
- 5(c) Department Head Status Updates January
- 5(d) Liquor License Application from Hollywood Vintage LLC, doing business as Astoria Court, located at 1332 Commercial Street, for an Off-Premises Sales License.
- 5(e) License agreement with Columbia Memorial Hospital

City Council Action: Motion made by Councilor Rocka, seconded by Councilor Brownson to approve the Consent Calendar. Motion carried unanimously. Ayes: Councilors Brownson, Herman, Hilton, Rocka, and Mayor Jones; Nays: None.

REGULAR AGENDA ITEMS

Item 6(a): Second Reading and Adoption of Ordinance Readopting Certain State Statutes to Reflect Changes Made by the 2020 Legislature

At the January 4, 2021 meeting, Council held the public hearing and first reading of this ordinance. The 2020 legislation passed by the Oregon Legislature, for the most part, became effective on January 1, 2021. Many of our City ordinances refer to or incorporate state statutes. Every year, the City routinely re-adopts all referenced ORS sections to pick up any changes made by the legislature. This is done by a "global readoption", which is the technique recommended by the League of Oregon Cities. The City is legally unable to prospectively adopt Oregon legislative changes, that is, we cannot adopt a state statute "as it now exists and is from time to time amended." The proposed ordinance has been reviewed and approved as to form by the City Attorney. It is recommended that Council hold the second reading and adopt the proposed ordinance.

Mayor Jones called for public comments. There were none.

Director Brooks conducted the second reading of the ordinance.

City Council Action: Motion made by Councilor Brownson, seconded by Councilor Herman to adopt the ordinance readopting certain State statutes to reflect changes made by the 2020 Legislature. Motion carried unanimously. Ayes: Councilors Brownson, Herman, Hilton, Rocka, and Mayor Jones; Nays: None.

Item 6(b): Multi-Jurisdictional Natural Hazard Mitigation Plan – 5 Year Update Approval for Submittal to FEMA

As in the past, Clatsop County has taken the lead in the process to update the County-wide Natural Hazard Mitigation Plan and various jurisdictional Addendums. Department of Land Conservation and Development (DLCD) has provided a grant and staff to assist with the updates. Since natural disasters do not respect jurisdictional boundaries, the Plan covers the entire County and recognizes the need for intergovernmental cooperation. The County-wide Steering Committee comprised of various jurisdictions within the County have been meeting over the last two years with DLCD to develop a draft Plan for the entire County. At the December 29, 2020 City Council meeting, Planner Johnson made a presentation to explain the draft Plan and answer any questions. There was a public comment period from December 26, 2020 to January 15, 2021.

It is recommended that the Council review the draft Multi-jurisdictional Natural Hazards Mitigation Plan and approve the draft for submittal to FEMA.

Planner Johnson reminded that the presentation she gave at the December 29, 2020 City Council meeting reviewed the draft plan updates. The plan must be updated every five years and the last update was done in 2015. In 2018, the City received a grant from the Department of Land Conservation and Development (DLCD) to help with this update. This is a county-wide plan with the cities and other taxing jurisdictions integrated into the document. Public input was required. A link to the draft plan was posted on the City's website, multiple City social media pages, and a display ad was published in the newspaper. Several surveys were conducted, which resulted in only two comments. The comments were included in the Council's memorandum. The only other comments received were from City Staff. None of the comments were substantial, but were all minor and related to typographical errors in the plan documents. A steering committee was made up of representatives from all jurisdictions included in the plan. On January 19th, the steering committee voted to accept the draft with the

necessary corrections. All updates and corrections must be complete by February 5th and then sent to FEMA. FEMA will respond back to the steering committee with any corrections or changes. In late March or April, the final draft will be presented to City Council for adoption by resolution.

Mayor Jones asked for details about the implementation strategies in the plan. City Manager Estes stated Staff would look for opportunities throughout the year to take on any of the recommendations in the Plan. Planner Johnson added that the action items identified in the plan are all things that Staff had indicated they wanted or needed to do. However, the City is not obligated to complete every recommendation in the plan. The plan lists potential mitigation items for the City to consider and there are more opportunities to get grant funding for the mitigation items listed in the plan.

Councilor Rocka said some of the hazards mentioned in the plan had already received a lot of attention. Having this plan is the key to getting assistance when needed.

City Council Action: Motion made by Councilor Rocka, seconded by Councilor Brownson to approve submittal of the Multi-jurisdictional Natural Hazards Mitigation Plan to FEMA. Motion carried unanimously. Ayes: Councilors Brownson, Herman, Hilton, Rocka, and Mayor Jones; Nays: None.

Item 6(c): Consideration of Salary Resolution for Negotiated Contract: Wage Adjustments

Staff positions and associated compensation are detailed in the "Resolution Establishing a Basic Compensation Plan for the Employees of the City of Astoria and Establishing Regulations for the Placement of Present Employees within the Wage and Salary Schedules Provided". Whenever there are changes in positions, whether a position is being deleted, added or redefined; or whether a change in compensation is proposed; such changes are adopted by resolution. The proposed resolution implements collective bargaining agreement adjustments effective January 1, 2021. It is recommended that Council adopt the Salary Resolution as presented.

Mayor Jones confirmed there were no public comments.

City Council Action: Motion made by Councilor Rocka, seconded by Councilor Herman to adopt the Salary Resolution as presented. Motion carried unanimously. Ayes: Councilors Brownson, Herman, Hilton, Rocka, and Mayor Jones; Nays: None.

Item 6(d): Senior Center Facility Transfer of Ownership

In 2013, the Astoria City Council authorized the submittal of a Community Development Block Grant (CDBG) to Business Oregon Infrastructure Finance Authority (IFA) for the renovation of the Astoria Senior Center, located at 1111 Exchange Street for \$1.5 million dollars. The City of Astoria owns the Senior Center building with operations provided by the Astoria Senior Center Inc. (ASC). The grant was ultimately approved. One of the concepts going in to this project was that the City would secure the grant and oversee the remodeling of the building so that the ASC could take ownership of a rehabilitated building. However, a stipulation of the CDBG award was that the City of Astoria retain ownership of the building for at least five years after the renovation work was complete. This was done as a requirement to ensure that the grant applicant would comply with federal provisions following project completion. Over the past five years since completion, a lease agreement between the City and ASC has been in place and included higher levels of financial responsibility for the Senior Center going towards building expenses. The five year lease agreement has now expired in December, 2020 and ASC has indicated their desire to take over ownership of the building.

The proposed transfer of ownership of the building from the City to ASC includes a reversionary clause so that the City would regain possession if the building were no longer used as a senior center facility which followed the criteria set forth in the attached agreement. It is recommended that the City Council approve the agreement to transfer ownership of the Senior Center Building, located at 1111 Exchange St. Astoria OR, 97103 to the Astoria Senior Center Inc.

Councilor Brownson said this was the culmination of a lot of hard work. The City has been able to help its senior citizens have a really nice facility.

Councilor Rocka stated the Senior Center provided needed services and this transfer of ownership was one way the City could help facilitate their efforts.

John Ryan, 2915 Mill Pond Lane, Astoria, Astoria Senior Center Board President, said it had been a short five years since the Senior Center took over. Over 500 seniors have a membership, and the building is better than it was when they received it. They had done a lot to the interior of the building and saved up money to continue the maintenance. An emergency generator was added, so the Senior Center could be used as City facility during another event like the one that occurred in 2007. The building has also been offered to the County Health Department as COVID-19 vaccination site.

Larry Miller, 92467 Leaf Court Drive, Astoria, Astoria Senior Center Executive Director, said he contacted the County several times to offer the facility. Three members are retired nurses who also volunteered to assist if necessary. The center continued to provide needed services to their members and to the community, but without anyone in the building right now. He thanked the City for partnering with the Senior Center.

City Council Action: Motion made by Councilor Herman, seconded by Councilor Brownson to approve the agreement to transfer ownership of the Senior Center Building to the Astoria Senior Center Incorporated. Motion carried unanimously. Ayes: Councilors Brownson, Herman, Hilton, Rocka, and Mayor Jones; Nays: None.

Item 6(e): Consider Submittal of Oregon Community Paths Grant Application Using Promote Astoria Funds for Match

In August 2020, the Oregon Department of Transportation (ODOT) announced the opening of a new grant opportunity, Oregon Community Paths (OCP), a program dedicated to helping communities create and maintain connections through multiuse paths that are separated from roadways. ODOT will use monies from the State Multimodal Active Transportation Fund and Federal Transportation Alternatives Program fund for this program. The goal is to complement existing active transportation programs in communities across the state.

In October, Community Development and Parks staff submitted a letter of intent to the OCP program describing the proposal to request funds to add lighting to the Riverwalk Trail east from the Columbia River Maritime Museum's campus to 39th Street. ODOT accepted the letter and approved the City to apply for OCP funds for the project this fall/winter. If funded, the project will add bollard and bulkhead (railing) lights along the eastern portion of the Riverwalk, mirroring the same style of lights already in place on the western sections of the trail. The total cost of the project is anticipated to be \$941,539.50 and the OCP grant requires a match of 10.27% if federal funds are awarded to support the work. This would entail a cash match of \$66,696.11 which is proposed to come from the City's Promote Astoria Fund plus an in-kind contribution of \$30,000 that would come from the Parks Department's budget with Parks staff providing oversight and management of the project. If a grant award is offered using state funds, the mandatory match amount is \$282,461.85, 30% of the project total with no options for in-kind contributions to offset that amount.

Finance Director Brooks has reviewed the project and concurs that the use of Promote Astoria funds for this purpose is acceptable. If successful in securing funds, the City will have three years to begin the project and up to five years from the grant award to complete the work. The anticipated project timeline would seek to hire a firm to carry out construction plan development in the fall of 2021 in fiscal year 21-22, followed by construction in fiscal year 22-23. If state funds were awarded for the work, \$83,004.45 would need to be budgeted in the FY21-22 budget and \$199,457.40 in FY22-23's. If federal funds were offered, \$13,415.19 would be required from Promote Astoria in FY21-22 and \$53,280.92 in FY22-23. Careful consideration will be needed in both budget processes since there are many other demands from the Promote Astoria fund, including Parks restroom and landscape maintenance services contracts.

The grant deadline is January 31st, 2021 and Parks and Community Development are seeking the consideration by the City Council to submit the grant application by that date.

Mayor Jones stated funding for the lighting was long overdue. This project would make a lot of people happy.

Councilor Brownson added that lighting near the museum had come up a number of times since he had been on the Council. The project is expensive, but the grant is a nice size so the City needed to find a way to pay the matching portion. The lighting is needed for safety and for show to accentuate the east end.

Councilor Herman said many Astorians rely on the Riverwalk to commute from the east end of town to downtown. She confirmed with Staff that the City would not get to choose the funding source, as the funding would be allocated by the grantor.

Councilor Rocka said the matching fund amount was significant. However, the Riverwalk was a key part of the community.

Councilor Hilton said that over the last four years, this lighting on the Riverwalk was what he heard about the most. The neighborhood, Safeway, and the tourism industry really wants the lights.

Councilor Brownson noted that the East Mooring Basin would have a master plan development in the future and apartments and housing were being developed on the east end, so the lighting would enhance that whole side of town.

Mayor Jones asked how far the lights would be spaced apart.

Director Dart-McLean responded that the sections on the west end of the Riverwalk had bollard lights every 25 feet. The new lights on the east end would be spaced a little bit further apart to reduce light pollution since there are more residences in that area. The Engineering Department has been very helpful reviewing the grant proposal. Pedestrian standards likely include lighting spacing requirements. However, the goal is to provide sufficient lighting that is not intrusive to the residents.

Mayor Jones called for public comments.

John Ryan, 2915 Mill Pond Lane, Astoria, said he lived in the area and would love to have some light. On many nights, he would love to walk around the pond but stops at the streets because he does not want to venture into the darkness. He believed the Mill Pond Homeowners Association supported the lighting as well. There is concern about light pollution, but the ships light up everything all the time.

City Council Action: Motion made by Councilor Brownson, seconded by Councilor Hilton to authorize Staff to submit the application for Oregon Community Paths funds to add lighting to the Riverwalk east of the Columbia River Maritime Museum to 39th Street with the respective match allocations noted, dependent on funding source approval. Motion carried unanimously. Ayes: Councilors Brownson, Herman, Hilton, Rocka, and Mayor Jones; Nays: None.

Item 6(f): Trestle Repair Project – Change Order #2

The Trestle Repair Project addresses critical repair needs on the 6th through 11th Street Trestle, Mill Pond Trestle, 6th Street Park Pier, and the 14th Street Park Pier. City Council authorized a construction contract with Bergeman Construction in July 2020. Work is currently underway with completion scheduled for the end of January 2021. During progression of the work, Staff identified additional repairs and modifications necessary to complete the project.

It is recommended that City Council authorize staff to approve Change Order #2 in the amount of \$28,956.55.

Mayor Jones confirmed there were no public comments.

City Council Action: Motion made by Councilor Herman, seconded by Councilor Rocka to authorize Staff to approve Change Order #2 with Bergeman Construction in the amount of \$28,256.55 for the Trestle Repair Project. Motion carried unanimously. Ayes: Councilors Brownson, Herman, Hilton, Rocka, and Mayor Jones; Nays: None.

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

Larry Miller, 92467 Leaf Court Drive, Astoria, thanked the City for what they have done for the Senior Center.

The City Council recessed into Executive Session at 7:48 pm.

EXECUTIVE SESSION

Item 8(a): ORS192.660(2)(h) – Legal Counsel

The City Council will meet in executive session to discuss legal proceedings.

The regular session reconvened at 8:39 pm.

ADJOURNMENT

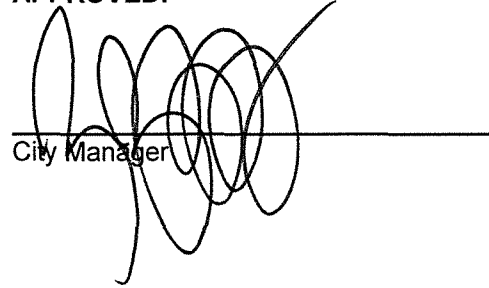
There being no further business, the meeting was adjourned at 8:40 pm.

ATTEST:



Finance Director

APPROVED:



City Manager