

A regular meeting of the Astoria Common Council was held at the above place at the hour of 6:45 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, Finance Director Brooks, Fire Chief Crutchfield, Police Chief Spalding, Public Works Director Harrington, City Engineer Crater, Library Director Pearson, and City Attorney Henningsgaard. The meeting was live streamed and recorded, and will be transcribed by ABC Transcription Services, LLC.

The City Council recessed into Executive Session at 6:45 pm.

EXECUTIVE SESSION

Item 3(a): ORS192.660(3) – Labor Negotiations

The City Council will meet in executive session to discuss labor negotiations.

The regular session reconvened at 7:00 pm.

PRESENTATIONS

Item 4(a): Merina and Company, LLC Financial Statement Audit

ORS 297.425 establishes requirement for audit of a municipal corporation's financial statements at least once every fiscal year by a qualified independent auditor.

Tonya Moffitt, Partner with Merina and Company, LLC will be providing an overview of the Fiscal Year July 1, 2019 through June 30, 2020 Audited Financial Statements for the City of Astoria and Astoria Urban Renewal Districts.

Tonya Moffitt, Merina and Company, presented the results of their audits of the City's and Urban Renewal Agency's financial statements. Both statements received an unmodified and clean opinion, which was the highest level of opinion allowed. She commended City Staff for meeting deadlines during a year when everything was done remotely.

REPORTS OF COUNCILORS

Item 5(a): Councilor Hilton reported that on February 20th, a boat from Warrenton sank on the Tillamook Bay bar. Two men died and two men survived. The Coast Guard did a great job at rescue and recovery. He reported there was a landslide on Highway 30 on February 22nd and he connected the affected property owner with Suzanne Bonamici's office. He also visited with his constituents to discuss cleanup of the sticks and trees. Lastly, he met with the Fire and Police Departments, and enjoyed the simulator.

Item 5(b): Councilor Herman reported that she attended an event at the Fire Department, where resident John Willis thanked the department for saving his house. She participated in the simulated use of force training for the Police Department, which was very informative.

Item 5(c): Councilor Brownson reported the simulator was an eye-opening experience. If people knew the ongoing training that officers went through, they would have a good appreciation of Astoria's Police. He and the rest of the Council attended a joint work session with the Planning Commission to discuss housing issues.

Item 5(d): Councilor Rocka reported that the Fire Department presentation was interesting. Mr. Willis had pointed out that the Fire Department saving his house and dog made a huge difference in his life. The firearms simulator was fascinating and made him appreciate the attention the Police Officers give to limiting the use of force. He appreciated the joint work session with the Planning Commission. He also reported that the Fisher Poets held a festival on Zoom.

Item 5(e): Mayor Jones reported that he attended the ribbon cutting for The Sea Crab House, the new restaurant where Baked Alaska used to be located. He thanked the Public Works Department for doing everything good to help with the landslide.

CHANGES TO AGENDA

City Manager Estes requested the following items be added to the agenda:

- Item 8(g): Consideration of a Collective Bargaining Agreement between the City of Astoria, the Teamsters Local 58, and the Public Works Union
- Item 8(h): Consideration of a Collective Bargaining Agreement between the City of Astoria and the Teamsters Parks General
- Item 8(i): Commensurate Salary Resolution

The agenda was approved with changes.

CONSENT CALENDAR

The following items were presented on the Consent Calendar:

- 7(a) City Council Minutes of January 21, 2021
- 7(b) City Council Minutes of February 1, 2021
- 7(c) City Council Work Session Minutes of February 3, 2021
- 7(d) Parks Advisory Board Minutes of January 27, 2021
- 7(e) Trolley Trestle Repair Project – Contract Amendment #4

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

REGULAR AGENDA ITEMS

Item 8(a): Consideration of River Barrel Brewing (Buoy Beer Co.) Enterprise Zone Application

At a February 10, 2021 joint work session meeting, representatives of Clatsop Economic Development Resources (CEDR) and Buoy Beer Co. spoke to a Clatsop County Enterprise Zone application in process. As a part of that discussion, it was noted Buoy wished to secure approval for a five-year extended enterprise zone abatement as provided by State law. Since that time, the application submitted by River Barrel Brewing (Buoy Beer Co.) has been processed by the Enterprise Zone Manager. With the aid of tax incentives from the four enterprise zone sponsors, River Barrel Brewing, intends to invest approximately \$8,075,000.00 by expanding their Astoria campus along the Columbia River Waterfront.

Attached to this memorandum is the draft agreement for an extended enterprise zone tax abatement between the four Clatsop County Enterprise Zone sponsors and River Barrel Brewing. A resolution approving the agreement is also included for consideration at this meeting.

Dave Kroening of Buoy Beer Co, Enterprise Zone Manager Kevin Leahy, and Melanie Olson from Business Oregon will be present at the Council meeting to answer questions. It is recommended that the Council approve the extended enterprise zone tax abatement agreement with River Barrel Brewing as presented and also approve the accompanying resolution.

Mayor Jones called for public comments. There were none.

City Council Action: Motion made by Councilor Rocka, seconded by Councilor Brownson, to approve the extended enterprise zone tax abatement agreement with River Barrel Brewing. Motion carried unanimously. Ayes: Councilors Brownson, Herman, Rocka, Hilton, and Mayor Jones; Nays: None.

City Council Action: Motion made by Councilor Rocka, seconded by Councilor Brownson, to approve the Resolution to support the extended enterprise zone tax abatement agreement. Motion carried unanimously. Ayes: Councilors Brownson, Herman, Rocka, Hilton, and Mayor Jones; Nays: None.

Item 8(b): Consideration of SDYB Opco Enterprise Zone Application

At a February 10, 2021 joint work session meeting, representatives of Clatsop Economic Development Resources (CEDR) and SDYB Opco (a joint venture of Bornstein Seafoods, Inc., The Scoular Company, Da Yang Seafood Inc.) spoke to a Clatsop County Enterprise Zone application in process. As a part of that discussion, it was noted SDYB Opco wished to secure approval for a five-year extended enterprise zone abatement as provided by State law.

Since that time, the application submitted by SDYB Opco has been processed by the Enterprise Zone Manager. With the aid of tax incentives from the four enterprise zone sponsors, SDYB Opco, intends to invest approximately \$10,000,000.00 by constructing a new facility at 1110 SE Flightline Drive in Warrenton.

Also attached to this memorandum is the draft agreement for an extended enterprise zone tax abatement between the four Clatsop County Enterprise Zone sponsors and SDYB Opco. Tom Wortmann of SDYB Opco, Enterprise Zone Manager Kevin Leahy, and Melanie Olson from Business Oregon will be present at the Council meeting to answer questions. It is recommended that the Council approve the extended enterprise zone tax abatement agreement with SDYB Opco as presented.

Mayor Jones said it was great that the byproducts of local fishermen's catches would be used locally.

Councilor Rocka noted that this would also benefit the Port.

Mayor Jones called for public comments. There were none.

City Council Action: Motion made by Councilor Rocka, seconded by Councilor Hilton, to approve the extended enterprise zone tax abatement agreement with SDYB Opco. Motion carried unanimously. Ayes: Councilors Brownson, Herman, Rocka, Hilton, and Mayor Jones; Nays: None.

Item 8(c): Sewer Video Inspection Equipment Replacement – Authorization to Purchase

Public Works staff utilize our pipe video inspection equipment (sewer van) on a regular basis to assess pipe condition in our sanitary sewer and storm drainage system. The sewer van is an essential tool for both routine and emergency repairs and replacement of our infrastructure. The current sewer van is well past the end of its service life, causing frequent maintenance and service outages. Public Works staff is requesting authorization to purchase critical replacement equipment to retrofit the existing sewer van. The total cost of the replacement is estimated at \$120,224. It is recommended that City Council authorize staff to purchase replacement equipment for the Sewer Van from QUES in the amount of \$120,224.

Councilor Brownson said he would read more about the Houston-Galveston cooperative agreement. He asked if there were any services in Oregon that could offer the same deal.

City Manager Estes explained the City had purchased other equipment through the cooperative because they are able to negotiate bulk pricing.

Director Harrington stated Staff spends a lot of time shopping for the best price.

Engineer Crater added that the sewer inspection business was highly specialized and there were only a couple of companies in the United States that provide the equipment. He was not aware of any local provider. However, the retrofit work would be done in Oregon.

Mayor Jones called for public comments. There were none.

City Council Action: Motion made by Councilor Brownson, seconded by Councilor Herman to authorize staff to purchase replacement equipment for the Sewer Van from QUES in the amount of \$120,224. Motion carried unanimously. Ayes: Councilors Brownson, Herman, Rocka, Hilton, and Mayor Jones; Nays: None.

Item 8(d): Authorization to Solicit Proposals – Automated Meter Reading Project

The City's current water meter infrastructure requires manual meter reading. In downtown Astoria where meter access is challenging, we utilize remote reading units that allow the meter reader to view consumption from an easily accessible location, like a storefront. These remote units are no longer available leaving Public Works to rely on a dwindling supply of replacement parts and equipment. Public Works staff recommend migrating to an automated meter reading (AMR) system that will serve to replace the remote units with modern, supported technology, while increasing efficiency. Public Works staff request authorization to solicit proposals for the first phase of an Automated Meter Reading Project. Phase 1 is estimated to cost \$125,000 and funding is currently available in the Public Works Improvement Fund. This project is also identified in the draft Water Master Plan. It is recommended that City Council authorize staff to solicit proposals for the Automated Meter Reading (AMR) System Project.

Mayor Jones asked how many staff hours would be saved with the automated system.

Director Harrington said the meters were currently being read by meter readers who work for a private company. If all of the meters are replaced with automated meters, the City would no longer need the company's services. He confirmed for City Manager Estes that the City of Warrenton received a grant for their AMR project.

Councilor Brownson stated it was time to replace the old meters.

City Council Action: Motion made by Councilor Herman, seconded by Councilor Rocka to authorize staff to solicit proposals for the Automated Meter Reading (AMR) System Project. Motion carried unanimously. Ayes: Councilors Brownson, Herman, Rocka, Hilton, and Mayor Jones; Nays: None.

Item 8(e): City Council Goals 2021 - 2023

The Draft City Council Goals are the product of the February 10, 2021 City Council work session and are included in this packet. They are being presented at this meeting but are not being considered for adoption at this time. One goal for the library will be developed after the April 7, 2021 City Council work session where the remodel will be discussed. The goals will ultimately be brought back to City Council for final adoption.

Mayor Jones noted that the vision statement had been amended to include language from the diversity, equity, and inclusion resolution. The goals addressed homelessness, the housing supply, infrastructure sustainability, disaster resilience, public safety, quality of life, the library, and the five-year economic development strategy. The housing goal mentioned the redevelopment of Heritage Square with a workforce housing component.

Councilor Rocka said Staff did a good job drafting the goals based on City Council's discussion.

Councilor Herman agreed, and said she felt good about the work that the Council did during the work session with the Planning Commission discussing housing. She noted that during the next Homelessness Solutions Taskforce meeting, Chief Spalding would be sharing information about the new homeless liaison.

Councilor Brownson stated the Council wanted the goals to be more specific and attainable.

Councilor Hilton also agreed the goals were good and the City needed to follow through with them.

Mayor Jones noted that the goals were listed in random order and were not prioritized in any way because they were all equally important. He called for public comments.

Kathleen Sullivan, Astoria Warming Center Executive Director, said Clatsop County had one of the highest per capita rates of homelessness in Oregon. She thanked the community for supporting the warming center. She supported the City Council goals on housing and issues with homelessness.

Ozark Orak, Filling Empty Bellies Executive Director, said his organization had been working on opening a low barrier drop in center in Astoria since 2017, which he believed had been overlooked by committees, councils, and taskforces. A lot of money had been thrown at projects to reinvent what his organization had already been doing since 2014. They started reaching out to councils and committees to ask for support and offer their knowledge about the situation. However, they had been ignored. Everyone had the same goals to address the housing crisis. He asked the City Council to reach out to those doing the work so that they could make some headway on the issues. Creating a staff position without any clear direction would only deny his organization the opportunity to procure funds, which have been grossly misappropriated.

Item 8(f): Land Use Board of Appeals Remand for Appeal Case AP20-02 – Hollander Hospitality

City Attorney Henningsgaard will outline options the City may take in response to the Land Use Board of Appeals (LUBA) remand for Appeal (AP20-02) By Hollander Hospitality of administrative denial of the extension requests for Design Review request (DR18-01R), as appealed (AP18-03), and Historic New Construction permit (NC18-01), as appealed (AP18-04), to construct a four-story hotel at 1 2nd Street.

City Attorney Henningsgaard stated the design review approval expired in December 2020. However, the Applicant did request an extension, which was denied by the City Council, appealed to LUBA, and has been remanded back to the City Council. LUBA said the City could not rely on changes to the Code that occurred after the permit was granted when denying the application. The City relied on evidence not contained in the record that proceeded during the pandemic and the City did not adequately explain the reasons for the denial. The City could review the record in full and issue a new opinion, re-open the record and hold a new hearing, or limit the record and take new evidence. He recommended the City limit the record and take new evidence so that the City could supplement the record with evidence to support the Council's decision. In doing so, the Applicants and any other interested party would have the opportunity to respond and admit evidence. Staff should be directed to add evidence showing the progress of the two hotels between December 2018 and June 2020. The remand requires the City to have a new order in place by the end of May.

Councilors Rocka, Herman, Hilton, and Brownson said they believed the City should move forward as recommended.

City Council Action: Motion made by Councilor Brownson, seconded by Councilor Hilton, that the City re-open the record of Extension Request of Design Review DR18-01R and Historic New Construction NC18-01 by Hollander Hospitality for the limited purpose of receiving evidence identifying other hotels and the progress made by those hotels prior to Hollander's application for an extension. Motion carried unanimously. Ayes: Councilors Brownson, Herman, Rocka, Hilton, and Mayor Jones; Nays: None.

Item 8(g): Consideration of a Collective Bargaining Agreement between the City of Astoria, the Teamsters Local 58, and the Public Works Union

This item was added to the agenda during Item 6: Changes to the Agenda.

City Manager Estes stated that over the past month, Staff had been negotiating with Teamsters Local 58. The Public Works bargaining unit agreed to hold off on negotiations, which started last fiscal year, until Astoria had a mid-year budget analysis in January. The collective bargaining agreement includes a retroactive salary increase, which would be effective July 1, 2020, a two percent increase on July 1, 2021, a two percent increase on July 1, 2022, a change in stability pay dealing with the longevity of employees, which would increase from five percent to six percent after 20 years of service, changes to the on-call provisions of the contract, and changes needed to be in compliance with State and Federal laws. The Public Works Union has already voted in favor of this agreement. Staff recommended approval of the agreement.

Mayor Jones noted that the Council discussed this agreement during the Executive Session. He called for public comments. There were one.

City Council Action: Motion made by Councilor Brownson, seconded by Councilor Hilton, to approve the collective bargaining agreement between the City of Topeka, Teamsters Local 58, and the Public Works Union. Motion carried unanimously. Ayes: Councilors Brownson, Herman, Rocka, Hilton, and Mayor Jones; Nays: None.

Item 8(h): Consideration of a Collective Bargaining Agreement between the City of Astoria and the Teamsters Parks General

This item was added to the agenda during Item 6: Changes to the Agenda.

City Manager Estes stated this contract was bargained between Teamsters Local 58 Parks and General Employees and the City of Astoria. There is a two percent wage adjustment each year for the next three years between July 1, 2020 and July 1, 2022. The stability pay would increase from five percent to six percent after 20 years of service. Other changes in the contract would comply with State and Federal laws.

Mayor Jones confirmed there were no public comments.

City Council Action: Motion made by Councilor Brownson, seconded by Councilor Herman, to approve the collective bargaining agreement between the City of Astoria and the Teamsters Local 58 Parks and General employees. Motion carried unanimously. Ayes: Councilors Brownson, Herman, Rocka, Hilton, and Mayor Jones; Nays: None.

Item 8(i): Commensurate Salary Resolution

This item was added to the agenda during Item 6: Changes to the Agenda.

City Manager Estes stated the resolution was the official document that put the wage adjustments into place. Now that the collective bargaining agreements have been approved, the salary resolution must be amended as specified in the contracts. The amendments would also include a two percent wage increase effective July 1, 2020 for the Fire Department per Resolution 15-6, a two percent wage increase effective July 1, 2020 for the Police Department per Resolution 21-02, and a two percent wage increase effective July 1, 2020 for management and confidential employees. There would not be any wage adjustment for the City Manager. It is recommended that the City Council adopt the salary resolution as presented.

Mayor Jones called for public comments. There were none.

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

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

Mayor Jones noted that the Homeless Solutions Taskforce meeting would be at 10:00 am on March 4th.

Andy Davis, 376 3rd Street, Astoria, presented a resolution from the Clatsop County Democratic Central Committee. He would send the resolution to Councilors via email. The country has a history of unjust treatment of black, indigenous, and people of color. It will take hard work to bring about fairness and equality. The committee believed that law enforcement unequally responded to groups protesting in favor of Black Lives Matter compared to similar or more threatening protests from majority white conservative groups. On January 6th, a mob of overwhelmingly white rioters tried to stop the Presidential election certification and threatened the lives of lawmakers and staff in the U.S. Capital without a sufficiently strong law enforcement response. This mob was not met with the National Guard in full force like Black Lives Matter protesters months before. The committee was calling upon leaders to help them by evaluating public policy and practices for bias and implementing strategies to eliminate discrimination. The committee acknowledged the City's actions to address these issues locally.

City Manager Estes said the joint Astoria Development Commission and Port of Astoria Commission meeting would be on March 4th at 4:30 pm to discuss a waterfront study.

ADJOURNMENT

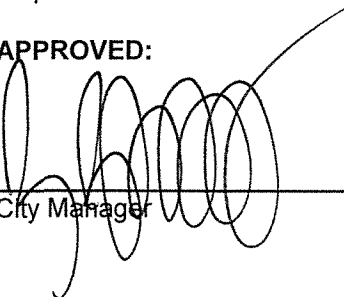
There being no further business, the meeting was adjourned at 8:12 pm.

ATTEST:



Finance Director

APPROVED:



City Manager