

- CALL TO ORDER** The Regular meeting of the Seaside City Council was called to order at 7:00 PM by Mayor Don Larson.
- Present: Mayor Don Larson, Council President Stubby Lyons, Councilors Don Johnson, Jay Barber, Tim Tolan, and Tita Montero.
- Absent: Councilor Dana Phillips
- Also Present: Mark Winstanley, City Manager; Dan Van Thiel, City Attorney; Bob Gross, Seaside Police Chief; Dale Kamrath, Seaside Fire Chief; Russ Vandenberg, Convention Center & Visitors Bureau General Manager; Nancy McCarthy, Daily Astorian; and Jeremy Ruark, Seaside Signal.
- AGENDA** Motion to approve the November 28, 2011 agenda; carried unanimously. (Lyons/Montero)
- PROCLAMATION** Council President Lyons read a proclamation for Pearl Harbor Day.
- Council President Lyons presented the proclamation to Bill Thomas.
- Mayor Larson stated Wednesday, December 7, 2011; there would be a Pearl Harbor Day celebration at the Seaside Civic and Convention Center.
- COMMENTS – PUBLIC** John Dunzer, 2964 Keepsake Dr., Seaside, stated the Seaside Signal had a quote from the Clatsop Economic Development Resources (CEDR) Director about gaining volunteer leaders in 2012 to help with CEDR. Mr. Dunzer further stated he had run a group for a Community College for almost two years and the volunteers came from retired people. Mr. Dunzer also helped out with the SCORE business out of the college with three people who consulted one day a week. All of that went away when CEDR was established and now someone was being paid \$60,000.00 to do less work. Mr. Dunzer distributed a copy of recommendations he had written to CEDR since he was not able to get on their agenda. Mr. Dunzer asked why a private organization was funded with public money and now there was less support with the paid organization. Mr. Dunzer further stated when the Transportation System Plan was being developed his eighteenth recommendation was to install refueling systems for electric vehicles. The response he received was that it was outside the scope of the City.
- Al Smiles, 1120 Queen St., Seaside, asked what the time limit was for speaking at the Council meeting.
- Mayor Larson stated normally Council would try to keep public comments at three minutes.
- Mr. Smiles stated Mr. Dunzer just spoke for approximately eight minutes. Mr. Smiles asked Council to keep public speaking at three minutes a person.
- Merlin Humpal, 2481 Oregon Avenue, Seaside, stated everyone was concerned about the water on Highway 101 which was valid. The newspaper stated it would cost approximately \$800,000.00 to fix the problem which seemed like too much money.
- Mayor Larson stated the study had been completed and the County Manager announced the project would begin in the spring and hopefully the project would alleviate some of the flood issues.
- Dale Wilson, 810 12th Avenue, Seaside, stated he wanted to express his appreciation and spread some kudos. There had been concerns with a property on 12th Avenue and he had spoke with the City Manager and addressed some concerns from the neighborhood. Within four hours there was some dramatic movement addressing some of those concerns. Mr. Wilson expressed his appreciation to the City Manager and Seaside Police Chief for helping the neighborhood out today.
- CONFLICT** Mayor Larson asked whether any Councilor wished to declare a conflict of interest.
- No one declared a conflict of interest.
- CONSENT AGENDA** Motion to approve payment of the bills in the amount of \$197,981.38; November 14, 2011, minutes; and Resolution #3755 – A Resolution of the City of Seaside, Oregon, Adjusting the 2011-2012 City of Seaside Budget; carried unanimously. (Lyons/Tolan)
- VACANCY – CITY TREE BOARD** Mayor Larson stated there was one vacancy on the City Tree Board with no applications received. Mayor Larson asked the press to advertise the vacancy.

**VACANCY –
BUDGET COMMITTEE**

Mayor Larson stated there were two vacancies on the Budget Committee with Guy Williams and Robert Johnson resigning. Mayor Larson further stated there was one application received from Genesee Dennis. Mayor Larson asked the press to advertise the vacancy for more applications.

**VACANCY –
CONVENTION CENTER
COMMISSION**

Mayor Larson stated there was one vacancy on the Convention Center Commission with one application received from Kelley Herr. Mayor Larson asked the press to advertise the vacancy for more applications.

**VACANCY –
TRANSPORTATION
ADVISORY COMMISSION**

Mayor Larson stated there were seven vacancies on the Transportation Advisory Commission with six applications received from Dale McDowell, Bill Carpenter, Kathleen Teeple, Terry Hartill, and John Dunzer. Mayor Larson further stated there were still applicants needed to fill the Commission and Council would leave the vacancy open.

RESOLUTION #3751

A RESOLUTION ADOPTING AND APPROPRIATING A SUPPLEMENTAL BUDGET OF LESS THAN 10 PERCENT TO THE 2011-2012 SEASIDE ROAD DISTRICT BUDGET

Mark Winstanley, City Manager, explained each year there were adjustments made when the audit came out to the beginning fund balances. The City made estimates to the fund balances in February, 2011, and this would bring the budgets in alignment. The resolution would be an adjustment to the Road District Budget which by law was a separate agency from the City of Seaside but Council acted as the governing body.

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

Mayor Larson asked for Council comments, there were no Council comments.

Motion to read Resolution #3751 by title only; carried unanimously. (Tolan/Lyons)

Motion to adopt Resolution #3751; carried unanimously. (Tolan/Lyons)

RESOLUTION #3753

A RESOLUTION ADOPTING AND APPROPRIATING SUPPLEMENTAL BUDGETS OF LESS THAN 10 PERCENT TO THE 2011-2012 CITY OF SEASIDE BUDGET

Mr. Winstanley explained the resolution was making a number of changes to some of the funds in the City because the City was bringing the beginning fund balance in line with actual numbers.

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

Mayor Larson asked for Council comments, there were no Council comments.

Motion to read Resolution #3753 by title only; carried unanimously. (Johnson/Barber)

Motion to adopt Resolution #3753; carried unanimously. (Barber/Johnson)

PUBLIC HEARING

This was the duly advertised time and place to hold a public hearing regarding a Resolution Adopting and Appropriating a Supplemental Budget of more than 10 percent to the 2011-2012 City of Seaside Budget.

Mr. Winstanley explained the resolution required a public hearing and dealt with only one fund which was the 911 fund. The 911 fund had to borrow money which increased the beginning fund balance and now needed to pay the money back.

RESOLUTION #3752

A RESOLUTION ADOPTING AND APPROPRIATING A SUPPLEMENTAL BUDGET OF MORE THAN 10 PERCENT TO THE 2011-2012 CITY OF SEASIDE BUDGET

Mayor Larson opened the public hearing.

There were no public comments and Mayor Larson closed the public hearing.

Mayor Larson asked for Council comments, there were no Council comments.

Motion to read Resolution #3752 by title only; carried unanimously. (Lyons/Montero)

Motion to adopt Resolution #3752; carried unanimously. (Barber/Montero)

PUBLIC HEARING

This was the duly advertised time and place to hold a public hearing regarding A Resolution Adopting and Appropriating Budget Reductions for the 2011-2012 City of Seaside Budget.

Mr. Winstanley explained the resolution reduced the following budgets in order to bring them in line. The reductions needed to be published and Council was required to hold a public hearing.

RESOLUTION #3754

A RESOLUTION ADOPTING AND APPROPRIATING BUDGET REDUCTIONS FOR THE 2011-2012 CITY OF SEASIDE BUDGET

Mayor Larson opened the public hearing.

There were no public comments and Mayor Larson closed the public hearing.

Mayor Larson asked for Council comments, there were no Council comments.

Motion to read Resolution #3754 by title only; carried unanimously. (Tolan/Montero)

Motion to adopt Resolution #3754; carried unanimously. (Tolan/Lyons)

**PRESENTATION –
ELECTRIC VEHICLE
CHARGE STATION**

Russ Vandenberg, Convention Center & Visitors Bureau General Manager, stated Neal Wallace, Public Works Director, and Russ met with Chad Biasi from an organization called EV4 of Oregon and the presentation would be about installing an Electrical Charging Station within the City limits. Mr. Vandenberg introduced Chad Biasi who was a managing member of EV4 of Oregon and Hans van der Meer who was the executive partner of EV4 of Oregon.

Mr. Biasi presented a power point presentation and asked for Council's permission to lease two parking spaces from the City of Seaside which would enable the company to apply Private Investor Capital to install an Electrical Charging Station. There were power point pictures shown of the Energy Transfer Merchant (ETM) Station. This was more than an Electrical Vehicle Charging Station but was a renewable energy platform with solar panels covering the top of the station. The station would consist of a metal canopy structure covering two parking spaces with solar panels as the roof of the structure. The ETM would include two level 1 chargers, one level 2 chargers, and one DC fast charger. The ETM would also have lights installed for the evenings and the roof would protect and keep the user out of the rain so that no one was left standing in the dark and rain. The company was working closely with Pacific Power. Mr. Biasi stated the Oregon Department of Transportation (ODOT) had a proposal to electrify twenty-two cities in the Northwest portion of Oregon. The proposal was to have a charger available every fifty miles and they had left Seaside off the map. That was why an ETM would be very important for Seaside since it was a destination stop for many travelers from Portland. Mr. Biasi further stated the total system would cost approximately \$175,000.00. The investor would pay for the upfront costs. The investor would own and maintain the system including all payments related to upkeep and electricity usage. The investor would sell a maximum of six licenses for a total of \$900.00 a month for five years to local business for the rights to unlimited charging at the station and advertising on the ETM reader board. The federal government and State of Oregon had set up some nice programs and that was how the investor could pay out \$175,000.00. Mr. Biasi further stated there were three types of electrical vehicles and there was a market for the vehicles at this time. This would give the people driving electrical vehicles a chance to come to Seaside. The location that was selected for the ETM would be two parking spaces located by the Chamber of Commerce/Visitors Bureau Restrooms. The location was close to the downtown, restrooms, and Visitor Bureau. Mr. Biasi further stated there was a letter of intent and distributed a copy to the City Council. The letter was from an investor who was committed to finance, construct, own, and operate the Solar Powered ETM Charging Station as proposed and engineered by EV4. Mr. Biasi asked Council to consider an emergency session to vote on the lease for the project. Phase 1 for the project would be built before the end of the year so that tax credits could be received. The project would take one week to build.

Mayor Larson stated the investor would sell the license agreements to business owners in Seaside.

Mr. Biasi stated that was correct.

Hans van der Meer stated the investor puts the money up, the EV4 Company builds the structure and then the investor applies for tax credits which could be approximately \$135,000.00 and the remaining amount would be the \$40,000.00 which would come from business owners buying a part of the six licenses available.

Mayor Larson stated the business owners would be asked to buy a license for \$900.00 a month.

Mr. Biasi stated that was correct but those licenses may come from businesses like Beaverton Nissan, Enterprise Rent a Car, or businesses in Portland. Seaside was a destination for most of the electric car drivers.

Mayor Larson stated the business owners that would share the monthly cost were going to recoup their investment by charging customers to charge their vehicles.

Mr. Biasi stated business owners could charge their customers but there were consultants that stated the big upside for any business investing in this was social media like the internet, twitter, face book, among other media sites. Mr. Biasi further stated the Necanicum Estuary Park and the plans for that park would bring people to Seaside to visit.

Councilor Barber stated the real issue that was pending was whether or not the City would be willing to lease the two parking spaces. Councilor Barber further asked if negotiations had started with the City.

Mr. Biasi stated Mr. Wallace and Mr. Vandenberg helped investigate the project four or five months ago.

Hans stated there was a copy of the standards that the City Attorney should review. The ground lease agreement was prepared and once the City Attorney made a recommendation to Council then the company hoped for an agreement before the New Year.

Councilor Montero stated who would own the Goody TV Board.

Mr. Biasi stated the company would certainly own the board but would love to turn it over to the City and college to operate. The beauty of this was learning about the Necanicum Estuary Park and that was the wonderful proposition for Seaside.

Councilor Montero stated there would be cost in operating the board for informational purposes.

Mr. Biasi stated he did not think there were any cost in operating the board because of how some kids were a whiz on the computer and social networks.

Councilor Montero asked for more information about the advertising signage that was mentioned in the presentation.

Mr. Biasi stated there were many large campuses and hospitals with directions on how to get from building A to building B and Seaside would be the same with a large interactive map that would display the sponsors which would help promote their business. The media experts said to forget all of the advertising and concentrate on the Social Media networks.

Mayor Larson stated there may be a business that had a gold license and a business that had a silver license but the company would not be going down the street asking businesses to invest in the license.

Mr. Biasi stated he had already spoken to the Best Western who was on board immediately and what was needed from Council was the approval to use the two parking spaces.

Mr. Barber stated the information needed to be referred to the City Manager and City Attorney to review the lease agreement and proposal.

Mr. Winstanley stated the timeline needed to be clarified because what was heard was that there needed to be an agreement by December 31, 2011.

Mr. Biasi stated he understood there was another Council meeting December 12, 2011.

Mr. Winstanley stated there would be a meeting December 12, 2011, but the Mayor would be looking at the agenda for that meeting on Friday.

Dan Van Thiel, City Attorney, stated he would review the paperwork but when folks try to push clients it made him nervous and so the approval may not happen within the timeline. The project may be very important and beneficial to the City but Mr. Van Thiel would be very careful in looking at the paperwork and could not assure an approval right away. Mr. Van Thiel further stated Council needed time to consider the information because of giving up a piece of property.

Correction by Councilor Montero:

When the question of what would happen in five years was asked, Mr. Biasi indicated the station would be valued and could be sold – possibly to the City.

Councilor Montero stated the City was not in the gas station business and she did not see the City going into the electric station business either but the City did have land.

Mayor Larson asked if Mr. Vandenberg had been briefed on the information.

Mr. Vandenberg stated that was correct he had been briefed.

Mayor Larson asked if Mr. Winstanley had been briefed.

Mr. Winstanley stated he had not been briefed in full detail and the proposal and lease would need to be reviewed.

Councilor Tolan stated the decision had to be within the City's timeline and not the charging stations timeline. There was no great demand for the facility and tonight on the television there was a discussion about problems with some of the electric vehicles. There was no reason to rush the decision on the project.

Mr. Winstanley wanted to clarify that Council was asking the City Manager and City Attorney to review the documents and lease agreement and come back before Council with that information.

Mayor Larson stated Council would agree with that.

Councilor Johnson stated years ago Council was reviewing cell towers and took their time and now there were cell towers all over.

ORDINANCE #2011-08

AN ORDINANCE OF THE CITY OF SEASIDE, OREGON, REPEALING ORDINANCE NO. 92-30 AND 93-20 PROVIDING FOR THE REALIGNMENT OF WARD BOUNDARIES

Mr. Winstanley stated this was an amazing piece of work and he wanted to give the credit to Kim Jordan the Council secretary for putting all the time into the realignment of the Council ward boundaries. Ms. Jordan also worked with the County on the ward boundaries. Mr. Winstanley stated Mr. Wallace, Public Works Director, also worked on the ward boundaries for the ordinance. The ordinance would redistrict the ward boundaries and the wards identified how Councilors were elected in Seaside. There was one Councilor from each ward and two at large Councilors from combinations of wards. The wards were redrawn to even up the registered voters in the wards. The ward on the east side of Seaside was somewhat smaller than the other three wards because that was the area where the most growth had taken place. Mr. Winstanley further stated this was not an easy task and Ms. Jordan did a marvelous job.

Mayor Larson stated there would be approximately eight hundred people to each ward and prior to this ordinance there were very uneven wards with one ward being very large compared to the others. Mayor Larson further stated this was part of Council's goals a few years ago and now it was finally being taken care of and he was very thankful for the hard work on the wards.

Mayor Larson asked for public comments.

Mr. Dunzer stated the County and the State in their redistricting had five criteria's in selecting a district. This does not follow any rules and was suppose to be on population and not registered voters. The County made that change this time around. This did not follow any of the lines where the precincts were drawn and jurisdictional boundaries. If you look at the criteria then there were certain things that needed to be done. Mr. Dunzer further stated the County redistricted the County Commissioner lines with a gerrymander where they had basically taken Gearhart and connected it with a grain of sand down to Avenue 'U'.

Mayor Larson asked for Council comments.

Councilor Montero stated she was very pleased with the changes to the wards but was sorry to lose Venice Park from her ward. This was much more contiguous and made a lot more sense.

Motion to place Ordinance 2011-08 on its first reading by title only; carried unanimously. (Montero/Johnson)

Motion to place Ordinance 2011-08 on its second reading by title only; carried unanimously. (Johnson/Barber)

**BID RESULTS –
HVAC SERVICES AND
MAINTENANCE**

Mr. Winstanley stated the City received two bids for HVAC services. Northwest Control Company and Fresh Air Company were the two responsive bidders. Northwest Control Company bid \$13,670.00 and Fresh Air Company bid \$7,773.00. Staff recommended accepting the bid from Fresh Air Company.

Motion approving the bid for HVAC Services for City Buildings in the amount of \$7,773.00 to Fresh Air Company; carried unanimously. (Tolan/Johnson)

**VACANCY –
LIBRARY BOARD**

Mayor Larson stated there was a vacancy on the Library Board. Jan Clawson had served two terms. Mayor Larson asked the press to advertise the vacancy.

**VACANCY –
AIRPORT COMMITTEE**

Mayor Larson stated there was a vacancy on the Airport Committee. Guy Williams had resigned. Mayor Larson asked the press to advertise the vacancy.

**VACANCY –
BUILDING BOARD
OF APPEALS**

Mayor Larson stated there were two vacancies on the Building Board of Appeals with two term expirations from Russ Taggard and Jonathan Forrester. Mayor Larson asked Council what they wished to do.

Mr. Winstanley stated there was a question about whether Russ Taggard lived in the City of Seaside. The ordinance did require members to be residents of the City of Seaside. Mr. Winstanley further stated staff would inform Council at the next City Council meeting.

**VACANCY –
TOURISM ADVISORY
COMMITTEE**

Mayor Larson stated there was a vacancy on the Tourism Advisory Committee with one term expiration from Virginia Dideum who wished to be reappointed. Mayor Larson asked Council what they wished to do.

Motion to reappoint Virginia Dideum for the Tourism Advisory Committee; carried unanimously. (Montero/Barber)

Term Expiration for Virginia Dideum would be December 31, 2014.

COMMENTS – COUNCIL

Council President Lyons stated the BC Lyons beat the Winnipeg Blue Bombers in the Canadian Gray Cup finals. Ben Archibald who was from Seaside played in that game.

Councilor Tolan stated he attended the Christmas Parade Friday night and was very pleased.

Councilor Barber stated he was surprised how many people turned out for the event.

Councilor Montero stated she received a very official looking letter in the mail that stated “Notice Clatsop County Residents” and was from a company called Home Serve who were s trying to sell insurance to cover the water line from your home to the street. The word of concern needed to be put out that this was just a sales pitch.

Councilor Johnson stated he attended the CEDR Board meeting and there were many questions asked and CEDR seemed willing to answer those questions.

Mayor Larson stated Councilor Johnson was serving as the temporary representative for the CEDR Board and Councilor Montero would be the permanent representative to serve on the CEDR Board. Mayor Larson asked Council what their thoughts were with limiting public speaking to three minutes.

Councilor Tolan stated this should be case by case decision because there may be a controversial topic to be discussed and Councilor Tolan did not mind if the public went over three minutes.

Councilor Montero stated at general meetings the public should have the right to say what they wanted to say.

Councilor Barber stated Council could encourage speakers to limit their topic to three minutes.

COMMENTS – STAFF

Chuck Minor, Chamber of Commerce President, stated the Christmas tree was up and the parade went well. The Chamber Business after Hours was Thursday, December 1, 2011, the Art Walk was Saturday, December 3, 2011, the Chamber Open House and the winners of the lighting contest would be announced Thursday, December 15, 2011, and the bus tour of the lighted houses in Seaside was Friday, December 16, 2011

Laurie Oxley, Seaside Downtown Development Association, stated there was lots of shopping going on in Seaside.

Mr. Vandenberg stated the League of Oregon Cities newsletter had a story about the Seaside Football Field that was sent in by the Jon Rahl from the Visitors Bureau.

Mr. Winstanley thanked the Mayor and Council for allowing him to take a week off to visit with family and tomorrow his mother would be celebrating her ninety third birthday.

ADJOURNMENT

The regular meeting adjourned at 8:20 PM.