

- CALL TO ORDER** The Regular meeting of the Seaside City Council was called to order at 7:00 PM by Mayor Barber.
- ROLL CALL** Present: Mayor Jay Barber; Council President Tita Montero, Councilors Dana Phillips, Steve Wright, Randy Frank, and Tom Horning.
- Absent: Seth Morrisey
- Also Present: Mark Winstanley, City Manager; Dan Van Thiel, City Attorney; Kevin Cupples, Seaside Planning Director; Russ Vandenberg, Convention Center & Visitors Bureau General Manager; Jon Rahl, Convention Center & Visitors Bureau Assistant General Manager; Dale McDowell, Seaside Public Works Director; and RJ Marx, Daily Astorian/Seaside Signal.
- AGENDA** Mayor Barber stated he would entertain a motion to approve the agenda.
- Councilor Phillips so moved with a second from Councilor Frank; carried unanimously. (Phillips/Frank)
- RECOGNITION - APPRECIATION CERTIFICATES** Dale McDowell, Public Works Director, presented Steve Phillips (attended the meeting), Chris Quackenbush and Melyssa Graeper (not able to attend the meeting) with appreciation certificates for serving or helping with Committee's, Commission's, and Boards.
- Steve Phillips stated he appreciated the recognition as it has been an honor to serve and to be with people on the committees. What you have done as a community and a City to provide staff like Dale McDowell and Neal Wallace to work with the committees and were very professional and made the job easy. The new school was very time consuming but very amazing.
- Mayor Barber stated he was thinking about the improvements done to the Seaside Airport during his terms on the Airport Committee and it was really first class and the developments that have taken place and continue to take place with the Parks Advisory Committee. Mayor Barber thanked Steve Phillips again for his time spent on the committees.
- COMMENTS – PUBLIC** None
- CONFLICT** Mayor Barber asked whether any Councilor wished to declare a conflict of interest.
- No one declared a conflict of interest.
- CONSENT AGENDA** Mayor Barber asked for a motion to approve the consent agenda.
- Consent Agenda: Payment of the Bills - No Bills; and Approval of Minutes April 9, 2018.
- Councilor Phillips so moved with a second from Councilor Horning; carried unanimously. (Phillips/Horning)

REPORTS - CITY OF SEASIDE DEPARTMENT HEADS

- SCCC/VISITORS BUREAU ANNUAL REPORT** Russ Vandenberg, Convention Center & Visitors Bureau General Manager and Jon Rahl, Convention Center & Visitors Bureau Assistant General Manager presented the Seaside Civic and Convention Center/Visitors Bureau 2017 Annual Report. The report can be found with the packet at Seaside City Hall and on the City of Seaside website under the Seaside Civic and Convention Center and Seaside Visitors Bureau. The links for the annual report:
- Convention Center: http://www.cityofseaside.us/sites/default/files/docs/convention_center-visitors_bureau_annual_report_2017.pdf
- Visitors Bureau: http://www.cityofseaside.us/sites/default/files/docs/convention_center-visitors_bureau_annual_report_2017.pdf
- Mayor Barber asked if anyone had any questions.
- Councilor Phillips stated very impressive.
- Councilor Frank stated good job.
- Mayor Barber stated what impacts him was \$28,500,000.00 of economic impact.

Where would Seaside be without that idea of building a convention center forty years ago?

Mr. Rahl stated they were not crazy they were visionaries.

Mr. Vandenberg stated that \$28,000,000.00 represents about \$66,000.00 per day of visitors spending in the community.

UNFINISHED BUSINESS:

**VACANCY -
CITY TREE BOARD**

Mayor Barber announced there was one vacancy on the City Tree Board with no applications received. Mayor Barber stated the vacancy would be left open.

**VACANCY -
AIRPORT COMMITTEE**

Mayor Barber stated there were two vacancies on the Airport Committee and Council was accepting applications for the vacancies.

**VACANCY -
PARKS ADVISORY
COMMITTEE**

Mayor Barber stated there was one vacancy on the Parks Advisory Committee and the vacancy would be left open until April 30, 2018.

NEW BUSINESS:

LIQUOR LICENSE

Mayor Barber stated there was a liquor license application received from Tora Sushi Lounge, 619 Broadway. Mayor Barber stated the application was for an Off-Premises Sales License, and the business has a Full On-Premise Liquor License and this would be an added privilege. Mayor Barber asked if the owner or representative was present and Wilfrano Melo who was the owner, was present for Council questions.

Wilfrano Melo, 619 Broadway, Seaside, stated the business has been there almost twelve years. Every year restaurants bring new things and that is why we applied for the license so people could take Sake to go. It was a Japanese Restaurant and Sake was served and there have been request from guest to buy the Sake to take with them.

Mayor Barber stated Detective Barnes did a review of the application and found everything in order. Mayor Barber further stated he would entertain a motion for approval of the liquor license.

Councilor Frank so moved to approve the liquor license with a second from Council President Montero; carried unanimously. (Frank/Montero)

**REQUEST - CITY
WATER SERVICES
OUTSIDE CITY LIMITS**

Dale McDowell, Public Works Director, stated there was a request for a water meter installation outside the City of Seaside limits. Keri Domer, 33885 Highway 26, Seaside, has requested Water Service for their new home to be built outside the city limits of Seaside. The legal description of the property is 82447 Hazel Road, Seaside. Based on the information provided to the City of Seaside Water Department, it is staff's recommendation to allow the water meter to be installed in this location. Mr. McDowell stated the City has been working on doing some upgrades to that water system so that everyone has plenty of water all year round. Tetra Tech was a consultant and the city was following their guidelines on the improvements. The consultation and evaluation information received made the goal of twenty-four homes that the city could provide service to outside the city limits.

Mayor Barber stated those customers outside the city limits were paying double the going rate for the water service. Mayor Barber further stated he would entertain a motion to approve the request.

Councilor Phillips moved with a second from Councilor Frank; carried unanimously. (Phillips/Frank)

**APPLICATION SUBMIT -
VENICE BOULEVARD
BANK STABILIZATION**

Kevin Cupples, Seaside Planning Director, stated the applicants are requesting approval to submit a U.S. Army Corp of Engineers & Department of State Lands joint permit application to conduct shoreline bank stabilization within the undeveloped Venice Blvd. right-of-way that fronts their property at 601 25th Avenue (T6-R10-S10CD-TL3700). Since the shoreline of the Necanicum River Estuary is located within the street right-of-way controlled by the Council, the applicants need the Council's authorization before they can submit their request to the other agencies that govern bank stabilization requests. The applicants have already had the request reviewed and approved by the Planning Commission after documenting the long term erosion of the shoreline that has taken place within the right of way and has now migrated up to their property line. The Commission's approval (attached) included a condition that recognized the need to have the City Council authorize the request prior to submittal.

Staff had attached diagrams that detailed the design for the proposed work. A complete copy of the joint permit application is included in the applicant's land use file (18-009RUA). Planning Commission Decision: On March 6, 2018; the Seaside Planning Commission conditionally approved the above referenced request in accordance with the provision in the City of Seaside Zoning Ordinance. The Commission's decision to approve the proposed bank stabilization west of the applicant's residence at 601 25th Avenue was based on the oral and written testimony provided during the hearing, the information submitted by the applicant, and the staff report. In addition to the findings, justification statements, and conclusions adopted by the Commission; the request was approved subject to the applicant satisfying the following condition(s): Condition 1: The applicant must obtain authorization from the City Council for the proposed shoreline stabilization within the public right of way prior to submitting the joint permit application to the U.S. Army Corp of Engineers and Department of State Lands (DSL). Any modifications to the plan required by the Council, based on input from the Public Works Department, must be incorporated into the applicant's plan. This could include, but would not be limited to, providing additional engineering, adding vegetation to the upland adjacent to the shoreline, modifying the terminal ends of the stabilization so it will appropriately blend in with the existing shoreline. Please note, any use of the 25th Avenue right of way for staging during construction is subject to authorization by the Public Works Director. Condition 2: Any design changes required by the U.S. Army Corp of Engineers and Department of State Lands (DSL) will be considered an authorized modification by the Commission. APPEAL PROVISIONS: The Planning Commission's decisions may be appealed to the City Council in accordance with Section 10.068 of the Seaside Zoning Ordinance which states: Any action or ruling of the Planning Commission pursuant to this Ordinance may be appealed to the City Council within fifteen (15) days after Notice of Decision is provided pursuant to Section 10.066. Written notice of the appeal shall be filed with the City Auditor. If the appeal is not filed within the fifteen (15) day period, the decision of the Planning Commission shall be final. If the appeal is filed, the City Council shall receive a report and recommendation on it from the Planning Commission and shall hold a public hearing on the appeal. The appeal must be filed at the Planning Department (located at 1387 Ave. U) or mailed to 989 Broadway, Seaside, OR 97138. The appeal must be submitted along with the applicable fee of \$625.00. The Notice of Decision date is March 16, 2018, and last day to appeal are March 31, 2018. Mr. Cupples further stated staff recommends Council approve the Stock's request to submit the joint permit application to the U.S. Army Corp of Engineers and Department of State Lands (DSL) to conduct bank stabilization within the undeveloped Venice Blvd. right-of-way.

Mayor Barber asked if there were any questions, there were no questions. Mayor Barber stated he would entertain a motion to approve the permit request.

Councilor Frank so moved with a second from Councilor Horning; carried unanimously. (Frank/Horning)

**APPROVAL -
CONSTRUCTION AGREE.
SCCC EXPANSION AND
RENOVATION**

Mr. Vandenberg stated on October 4, 2017, Staff recommended and Council approved O'Brien & Company LLC to become our CM/GC (Construction Manager/General Contractor) for the SCCC Expansion/Renovation \$15M project. As we near the end of "Construction Manager" phase, we are ready to enter into a "General Contractor" portion of this agreement. The O'Brien Company "GMP" Construction Budget is \$11,113,181.00. Additional cost including FF&E, Utility Cost, Professional Services, and permitting \$3,595,924.00. Total Estimated Project Cost: \$14,709,105.00. Total Project Cost Budget: \$15,000,000.00. The remaining balance of \$290,895.00 will be allocated to project contingency. Staff is recommending O'Brien & Company LLC be awarded a "GMP" (Guaranteed Maximum Price) contract for SCCC Expansion and Renovation construction services for \$11,113,181.00.

Jason Stegner, 79117 Tide Avenue, Arch Cape, thanked the Mayor and Council for having O'Brien and Company, it was a great honor to be a part of this project. This is an amazing project to be involved with and it has been a blast to work on. O'Brien and Company was a local company based out of Cannon Beach and all of our men and woman live in the area. A goal when we went out to bid was to get as many local contractors for the project. Mr. Stegner named the contractors that would be helping with the convention center.

Mayor Barber asked if there were any questions.

Councilor Frank stated he knows there has been somewhat of a lengthy change order list and does that change timing or cost on construction.

Mr. Vandenberg stated there has not been any change orders.

Councilor Frank stated architectural drawings.

Mr. Vandenberg stated the drawings were complete but were going through a review process with Bob Mitchell.

Councilor Frank stated that does not impact total cost or timing of the project.

Mr. Vandenberg stated it could but O'Brien and Company is guaranteed to build the structure at the guaranteed maximum price even if there were cost variances.

Council President Montero stated we would not see change orders with additional cost that comes out of the review of the architectural drawings after May 1, 2018.

Mr. Vandenberg stated there could be some change orders during the course of the project if there are improvements or different items were added then original. There will be no change orders if it is part of the design that was approved.

Mayor Barber asked if that was understood and a pledge came from the back. Mayor Barber stated he would entertain a motion.

Councilor Frank so moved with a second from Councilor Phillips; carried unanimously. (Frank/Phillips)

**COMMENTS –
CITY STAFF
AND OTHERS**

Mr. McDowell stated public works reseeded Goodman Park this morning and it is a very bright green but once the grass starts growing it will tone down.

Mr. Vandenberg stated the Elks were coming to town this weekend for a convention.

Mr. Rahl stated the Visitors Bureau staff would be attending the Welcome Center Conference and the Oregon Governors Conference on Tourism at the end of this week.

Mark Winstanley, City Manager, stated Jon Rahl has agreed to become the new Assistant City Manager and would start that position July 1, 2018, and we are really excited for Jon to move over to that position and he will do a marvelous job.

Mayor Barber stated Council shares your excitement Jon and congratulated him on this new opportunity that everyone would benefit from.

Mr. Cupples stated he was looking forward to seeing the City Council and Planning Commission together at a workshop on Monday, April 30, 2018.

COMMENTS – COUNCIL

Councilor Horning stated he was glad the weather was so wonderful today. Good taxes and fees and license result in a good investment and outcome.

Councilor Wright stated he appreciated Dale appreciating our volunteers which was always a great thing. Councilor Wright further stated he was the liaison on the Transportation Committee and we just finished our first review go through of the Transportation System Plan (TSP) and it would now go to Kim for putting down the notes. The Planning Commission did approve the school project. Councilor Wright further stated on Wednesday, April 25, 2018, there was a Community Concerns meeting at 6:00 pm at City Hall. On Thursday, April 26, 2018, Keith Chandler would be talking about the History of the Aquarium at the Seaside Brewery.

Councilor Frank stated the branding that Jon has done with the Visitors Bureau and the City really grows on a person and it was nice to see that the branding and fonts was being shared. Someone made a good point that the advertising does really reach to the core of what we would like to see in town and that was families. Councilor Frank thanked Steve Phillips for all of his years of service as a volunteer.

Councilor Phillips stated Randy, Seth, and Councilor Phillips have all had the pleasure of serving on the Convention Center Commission and she was so excited for the project to be started and she was looking forward to see what happens. Councilor Phillips congratulated Jon Rahl and further stated she looked forward to working with him. Councilor Phillips further stated she was excited to see that all three were going to the Governors Conference.

Council President Montero stated she was at the convention center for the Third Annual Northwest Opioid and Substance Abuse Summit that was put on by the Columbia Pacific Coordinated Care Organization. People are now talking about medicated assisted treatment which is treatment to help people get off opioids through some other medications. There were health care providers and the kick off speaker was our own Alan Evans in talking about the outreach Helping Hands.

Mayor Barber stated he looked for the impact of the expansion and remodel of the convention center to the community and he did ponder a bit when he heard that the contractor submitted the bid but the plans were not complete, that was courage. Mayor Barber thought of a very important quote he would share and was from someone he has followed all his life. "Is there anyone here who's planning to build a new house (or convention center) doesn't first sit down and figure out the cost so you'll know if you can complete it". That is from Luke Chapter 20 the words of Jesus.

ADJOURNMENT

The regular meeting adjourned at 8:00 PM.