

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 Randy Frank; Councilors Tita Montero, Steve Wright, Tom Horning Seth Morrisey and Dana Phillips.

Absent: None

Also Present: Mark Winstanley, City Manager; Dan Van Thiel, City Attorney; Jon Rahl, Assistant City Manager; Kevin Cupples, Seaside Planning Director; and Jeff Flory, Seaside Code Compliance Official.

AGENDA Mayor Barber stated now I will entertain a motion to approve the agenda as circulated.

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

COMMENTS – PUBLIC

Mayor Barber stated I will open the floor for any public comments from the public on any item not on the agenda. If anyone would like to speak go to the microphone to your right, state your name and your address and limit your comments to four minutes.

There were no public comments and Mayor Barber closed that portion of the meeting.

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 stated I'll entertain a motion to approve the consent agenda.

Consent Agenda: Payment of the Bills - \$202,111.50; and Approval of Minutes July 13, 2020.

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

REPORTS AND PRESENTATIONS: None

UNFINISHED BUSINESS:

VACANCY – PARKS ADVISORY COMMITTEE

And

CITY TREE BOARD

Mayor Barber stated we continue to have a vacancy on one of our committees and one of our boards. We still have vacancies on the Park Advisory Committee and the City Tree Board. We are looking for people willing to step forward and volunteer and usually those groups meet once a month and their work is very important to the ongoing work of the city.

Councilor Montero stated she would like to ask a question. It seems like the one committee we have the most difficulty to volunteer for is the tree board and I am wondering about the possibility of combining the tree board with the Park Advisory Committee as a sub-committee of the Parks Advisory Committee. I know it meets quarterly and the Parks Advisory Committee meets monthly. Are we able to look at that?

Mark Winstanley, City Manager, stated I think you can Councilor. I don't know of any laws or restrictions concerning that, I would probably suggest that if you're going to combine the tree board and park committee we could take a look at how we would combine the responsibilities. The tree board incorporating into the parks committee.

Mayor Barber stated if you could do that Mark that would be helpful and you can get back to us on that. There is still two vacancies on the Parks Advisory Committee.

NEW BUSINESS:

LIQUOR LICENSE APPLICATIONS

LIQUOR LICENSE APPLICATION – The Whet Spot, 12 N. Holladay, (New Owner – Rick Berry).

Mayor Barber stated under new business, we have a liquor license application from the Whet Spot. Is Rick Berry present? Mr. Berry, please come to the microphone here and both of you and identify yourself, give us your address.

Rick Barry, 1028 Northeast Creeks Edge Drive, Hillsboro, stated this is my wife, Barbara. The business address is 12 North Holladay.

Mayor Barber stated Good. We know right where your businesses. So this, is a business that has been in process, but now you've purchased the business. Or are you asking for an expansion of your license.

Mr. Berry stated same license? We may ask later, but not now.

Mayor Barber stated questions from the Council, anyone.

Councilor Wright stated are you planning on moving here. Are you going to do it long distance or what?

Mr. Berry stated we are in the process of maybe buying a place here?

Councilor Wright stated alright, welcome to Seaside.

Mr. Berry stated we are here a lot. There's a lot of reasons why it's better than Hillsboro.

Council President Frank stated what about operating hours.

Mr. Berry stated the operating hours will expand, but not dramatically. We're not going to be open late at night, we don't want to be that place.

Council President Frank stated will you be open seven days a week.

Mr. Berry stated well, we're going to determine that it really depends on what business is like. Probably like maybe a Monday off but it depends.

Mayor Barber stated well, it's become a kind of a city pub. We wish you well. Any other questions? If not, I'll entertain a motion to approve.

Council President Frank stated I move that we vote to approve this application with a second from Councilor Phillips; carried unanimously. (Frank/Phillips)

**CONTRACT
AGREEMENT MUNIREvs
FOR LODGING REVENUE**

Mayor Barber stated and then the next item on the agenda is a contract agreement with MuniRevs for lodging revenue. Jeff, come and talk to us about that and we may need some input, also.

Jeff Flory, Seaside Code Compliance Officer, stated we're going to try to set up my computer here to see if we can get it to play on the screen. And I'm not sure how Jordan did it for the Planning Commission last week or a couple weeks ago. But if we can get that going. Look at that. This contract is for a robust records management system to manage all the data, from the business licensing to all the advertisements for short term rentals at the city. And as you can see, this is the data they pulled for me so far, we're looking at 2,859 individual listings for properties. The screen you're looking at this shows each listing that we have in the city right here. Now what the, system does is it'll take our business license information, match it up with the listings so we can see which listings are in compliance, which ones are out of compliance. We can essentially set up whatever parameters we want to manage. The backend of it is property owners have the opportunity to have their own space on the platform where they can log in. They can do business with the city, pay their business license fees. We have the ability to automatically send out notifications that your license has come and do it in 30 days. Please get it taken care of. We need to update your local contact, essentially, whatever we want to communicate with property owners, this system will do it. It's going to manage all the, VRD records. Essentially. We can upload information into it, documents into it. We can make the workflows for the business licensing look exactly like the same form. They already fill out, just be a digital version of it. We could make the business license printable, we wouldn't have to send it to them anymore. They can print their own and it's a system that could really help streamline everything that goes on within the VRD program. As you can see, we have a lot of listings to keep an eye on, this program pulls them. I think it's every day or every other day it pulls the listings. It tracks the occupancy based on what it sees on the calendars and the vacancies available for each one of these. It tracks that as long as we use the program, so three years down the road, we can look back and see what that property was doing over the past couple of years that comes into real importance when it comes to tax remittance. When we start seeing numbers like, you know, you're 65% occupancy, but you're remitting tax. Like you're only booking it one weekend every two months. You know, it gives us an auditing tool to kind of question, what's going on with these places.

Councilor Morrissey stated and Jeff, the way it audits is by actually searching the listing and seeing what's not available. And that's assumed that it is booked, for example, like Airbnb, VRBO, and Travelocity.

Mr. Flory stated and then they work through a percentage of what they typically see company-wide as a booking that might be a family or friend and not a for profit rental. And they come up with an algorithm that runs those percentages to kind of, it's not a hundred percent, but it does give us some estimates.

Councilor Morrissey stated so it's more of a ballpark, you can see if people are way out of compliance.

Mr. Flory stated exactly.

Councilor Montero stated where do you come up with 2,859 listings in our city.

Mr. Flory stated this is what they pull. The lodging reps company pulls off of the internet. When they go and search all the major vacation rental sites, VRBO Airbnb, FlipKey, Craigslist, and others. These are the listings that they're pulling in. They're not unique listings.

Councilor Montero stated so they're not unique.

Mr. Flory stated no, they can't be repeat listings of other property of the house. The same house could be listed on all four of the platforms. They're not unique. They're estimating, we have 600 to 650, unique vacation rentals or short term rentals in town.

Councilor Montero stated how do they separate out the hotels that list with, those listing agencies.

Mr. Flory stated that's something I don't know if they're going to be able to separate that out. It's a discussion I had with them to get them to reevaluate the cost of this program. Initially, they were going to charge us for all of those. When I said, look, this is you scrubbing listings from hotels from World Mart. World Mart is a huge one that we don't necessarily need to track in this manner.

Councilor Montero stated tell me. This feels like outsourcing to me, I've gone to their website. I looked at everything. I looked at comments that other clients have made and it feels like outsourcing. They even take the phone calls. That's what they advertise.

Mr. Flory stated if we choose to buy into that aspect of it for a complaint hotline where they'll take phone calls and call local contacts, that's an additional fee we can charge. I don't know if that's necessarily something we want or need. It's kind of an ala cart system, and, right now, we are looking at trying to move all of our data into one location where it's easily accessible. This company has a history of working with municipalities to go completely paperless. They actually started in, I think, early 2010, I'm sorry.

Councilor Montero stated Durango Colorado.

Mr. Flory stated yes, they started as a MuniRevs. This is just a secondary company for them, but MuniRevs is their primary. And it all has to do with taking municipality's paperless, tax remittance, business licensing, any business you do with the city, that's kind of their bread and butter. When they saw a need for vacation rentals. I believe they started doing this in like 2011 and, putting together robust records management systems to manage. The one great example was when I talked to LuQuita California, when they recently on boarded with this company, when COVID hit, they shut down all their vacation rentals. They very easily sent out a notice to all the owners saying your license is hereby suspended. If you want to rent to long-term, necessary workers, these are the steps you have to take. And you acknowledge that you take these steps and we'll reinstate your license. They're able to communicate through this platform, to all their owners and actually suspend their licensing, which then turns off their compliance. And when they start looking again for advertisements, they're easily able to see, okay, now they're out of compliance. They're advertising, they're accepting rentals, but their license is suspended.

Councilor Morrissey stated and then that notification would go to you. As far as the manually going in there and editing things on this system, is that possible because you mentioned, you know, World Mart, we don't need those tracked. You mentioned the properties have duplicate listings. That all seems unnecessary. It seems like there would just be one spot for each house. Mr. Flory stated there is. When you get into the actual system that we don't have access to, we haven't bought into it yet. But the demo that I saw, you would click on one house, one property to have our whole list in that one platform will bring up all of her listings for you to see. It's still collecting the data, but we have the ability to separate it out and see each specific property.

Councilor Morrissey stated what about the red dots that are on the East side of Highway 101. What does that mean?

Mr. Flory stated, these two up here, one of them is a listing, that's still active, but I haven't seen any activity on it. I've been monitoring it for about three weeks. Now, the other one, they received a letter from me, they're no longer renting and this one, I believe this one is also still active, but they're not actively renting. That means the listings up, but their calendar is completely booked and they're not taking any rentals through that. Whether they're connecting through a third party or through a different source, that's always a possibility. And that's one of the hard ones to track down. It's more of, I got to drive by the property on a weekly basis see what's going on there and keep an eye on it until I feel like I have enough to prove that they are renting without a business license. With all three of those, none of those have business licenses. So, if, let's say someone is renting, but they're not on Airbnb, VRBO, Travelocity, any of those sites, does this track them or would they just kind of fly under the radar?

There's no way for this to be able to pull data. And I'm finding those, I guess I don't want to reveal too many of the secrets on how I'm finding them, but I am finding those. And there are a few in our community that are flying under the radar. And it's, a situation where that's, what I'm looking for. The ones that are obvious, those are, you know, those come pretty easily to see. It's the ones that aren't obvious. It's the folks that are renting to, you know, just a small group of people they know, but still for profit. Those are the ones that I have to go out and search. And those take a little bit more effort, a little bit harder, but we are finding them and we are tracking them at this point.

Council President Frank stated Jeff, the current software program that we use, could you sort of lay out for us the difference in what the advantages of the new one?

Mr. Flory stated this right here shows the listings. And once our information, our business license data is uploaded in the system. It's going to kick me back. The listings that are out of compliance, the current program we're using. It's similar in that it, this is the current program I can get to work here. It's similar in that it shows us the listings, but because we don't buy into any more than that part of the program, it doesn't show me which listings are out of compliance. Now I went to this company initially to get a bid on bringing this system to one where we could incorporate our business licensing, and it was, almost double of what the lodging reps company was. It was significantly more expensive. This gives us the information that there are listings out there and its estimates. We have 703 short term rentals that are active, but outside of going and clicking on a lot of these and seeing the listing and matching it up to the house, it's on our business license information. It doesn't tell me much more than that.

Councilor Frank stated have we never done that? Have we never tracked, the licenses compared to who's listing?

Mr. Flory stated from what I understand initially, we had a company called STR Helper. It was long before me and these guys bought them out with STR helper and Jon, you might be able to weigh in a little bit more. It did have that capability to track the licensing, but that data is not incorporated with the buyout in the new program.

Councilor Montero stated STR helper was bought out by who?

Mr. Flory stated this company right here.

Councilor Montero stated and what company is that?

Mr. Flory stated Host Compliance.

Councilor Montero stated okay, because when we were sold, on getting STR Helper, we were told that this would aid the city in knowing everybody who was, advertising through Airbnb so that we could pursue them and follow up and, bring them into compliance. I've asked five times for reports since then, and never received a report of anything that came out of that, but am I understanding correctly that it never gave us what we thought it was going to give us?

Mr. Flory stated no, I believe the city was able to get a good, I wouldn't say majority, but a lot of, out of compliance, vacation rentals into compliance or to get them to stop renting through STR Helper. The problem is, there's so many unique listings in the city. It's hard to match each and every one of those up to a house. I mean, it's very time consuming to go through 2,800 listings to see does this listing of this house match up to the house we have a business license for, is that business licenses in compliance? One of the things I am finding is the Planning Commission will put conditions of approval on the vacation rental permit itself. And when I go look into it, those conditions that were put out there two, three years ago, haven't been met up to a lot of it's just paving the driveway, some other minor construction repairs, such as deck boards being broken. Those are the stuff that I would like to be following up on the safety aspect of it. I would try to get a program that would help me track the rest of this data without me having to sit down on a weekly basis and go through all the Airbnb advertisements for the city and try to match those up.

Councilor Wright stated I kind of remember the discussion that we had with Jon, and there was still a lot of manual work involved and we basically had to have one person, that was their job, once a week or something like that, to take this information we got from STR Helper and then compare it to our own records because it wouldn't do it.

Jon Rahl, Assistant City Manager, stated I can pipe in just a little bit. That's just, it is a lot of what it was, and we simply didn't have a person that could keep up with the information when it initially came out. I went through a little bit of training. Our payroll specialists in accounting, Jackie McCulloch went through some training. We also had somebody from Community Development that was trying to manage it. But frankly, it was, simply a process that we just didn't have the manpower to stick up, stay up with it. There was probably an initial and I don't have the data right in front of me, but there were some definitely an initial, set of information that helped us call out where we had some deficiencies and we were able to reach out to those people. But just simply, I mean, it's part of what has been leading to the position that we ultimately committed, to hire Jeff and bring him on is realizing that the management of all of this entire program needed an individual to do it and to do it regularly, to stay up on top of it. The other thing that STR Helper, they were, created by a municipal government in, either Bear Lake Idaho or Bear Lake Utah they're right on the border.

I can't remember which one it was, but their model, they ultimately were, probably going to go under and that's where Host Compliance came in and purchased them. And we've been kind of trying to get to know the host compliance system in this whole process of bringing Jeff on board, ultimately kind of held out, waited for this position to be hired so that he could really dig in and analyze what's going to be the best tool for us. And as Jeff noted, probably one of the things that we were, looking at as hosts compliance purchased them, was it a significant increase in the pricing with host compliance as he noted. There's really two systems on the market, and after Jeff's analysis, he's making the recommendation that this really is the best one for us to continue a good thorough program.

Councilor Montero stated let me understand something a little bit better. When the STR was brought to us, we were quoted a flat fee. I do not remember ever being quoted that we would have an annual fee on top of that.

Mr. Rahl stated we have always had an annual fee.

Councilor Montero stated we have always had an annual fee on top of that?

Councilor Wright stated it was a bigger fee to start with, and then a lesser fee afterwards.

Mr. Rahl stated I want to say around \$8,000 or \$9,000 to start. And then I think an annual fee of around \$5,000. That was a significantly less product than what we're seeing now that Host Compliance has created as well as what, Lodging Rev says as sold.

Council President Frank stated four times as good as the previous program.

Mr. Rahl stated say that again, I'm sorry.

Council President Frank stated four times as good as the previous program, because that is what the cost is.

Mr. Rahl stated yes, but Host Compliance in their acquisition of STR Helper was in the process of raising the price as well. Regardless if we stayed with Host Compliance that created STR Helper or move to Lodging Revs, we were looking at a price increase. Both of these systems, have ala cart model where you're purchasing different segments of it. To get more out of, Jeff, can you go to the other screenshot for a second. To get more out of this system, we were looking at an increase in cost too. And Jeff, you said that cost was.

Mr. Flory stated I have it right here. For the registration, the address identification and the monitoring that I talked about that Lodging Revs quoted us, Host Compliance wants \$46,200 a year. The price difference between Host Compliance and Lodging Revs was quite significant. And, in the research doing this, I saw other quote comparisons for other municipalities. And it always seemed that for some reason, Host Compliance was always more expensive. And I think I liked Lodging Revs because of their time that they've spent doing business with municipalities outside the short term rental stuff, but just the general stuff that they've done for municipalities, they seem to be a more robust long-term type solution for us than, a company like Host Compliance that doesn't necessarily have that time in other aspects of, municipal work on that.

Mr. Rahl stated that is right Lodging Revs and Muni Revs is a company that was created to work with municipalities and Host Compliance as a technology company, that does a great job, but I think there's a, long-term track record with what Lodging Revs has done as Muni Revs and now has brought over into the lodging space as well. I think there's, a really good track record there and the conversations I've had with Jeff about this.

Council President Frank stated I'm trying to understand exactly how you'd be using this. And I understand this part of the tracking and comparing it to the licenses and compliance with, what we're doing. But, I was reading other things with, communications back and forth and how they handle those. And would that be taking stuff away from the city that we already do, the licensing and response to, complaints and things like that?

Mr. Flory stated the response to complaints will still be me. And the licensing will still go through city hall. There'll be multiple logins for this. There's an unlimited amount of people that work for the city that could use this to some extent. So, the licensing, how, it was explained to me, the business, the owner, the property owner logs in fills out his information and we create that information sheet. We capture whatever information the city requests. Submits it with the payment or without their payment, they can always submit it and then come in and pay or they can come in and still do it. We can fill out the form for them, but nothing gets finalized in official until it's checked off by whoever we at the city want to check that off. The city hall staff that currently handles business licenses, they would still want to look at that to verify information, verify payment, and then they could, submit it as approved at that point. It could, essentially speed up things and help track things. But I don't think it's necessarily going to take away what is going on over at city hall with the business license side of this.

Councilor Montero stated how would this interact with our new applications, for those that apply for the first time.

Mr. Flory stated there's a couple of ways that that could work right now. It goes through city hall first for payments, and we would still want to keep the same information together.

We capture the right information to actually make a decision and put together the file for it, the business license aspect of it. It would just be put on hold until final approval. That's one of the things that this, the Lodging Revs program does is you can set up approvals at whatever level step you want. It's very manipulative. We can, make it what we want it to be.

Councilor Montero stated we could set it up to have an approval without Kevin ever looking at it.

Mr. Flory stated nope, because we could, ultimately say that Kevin gets the final approval. His name's on there as a final approver. And if he's not logged in and approve it, it doesn't get approved right now, as it stands, we've got a check off sheet that goes down through the fire department, police department, planning, and building. And, then I think Mr. Winstanley is ultimately the final approver. This would set up the same way. There's no final check off, no final approval until each one of those requirements is met and we can set those requirements up for however we want to set them up or whatever we want them to be.

Councilor Montero stated and from something you just said, am I understanding that, from your perspective, this would save you the time of having to do this kind of work so that you can actually follow up to make sure that people, follow through on the conditions that we have set for them. We haven't been following through with them.

Mr. Flory stated there's conditions that haven't been met, that I've seen that, when I take a complaint, the first thing I do when a complaint comes through my desk is I pulled the notice of decision to see what were the conditions of approval. And each one is unique. Each property's different. Each notice is different depending on the age of it. And there are certain things that are put in there that, you know, the driveway must be paved within one year while that may or may not necessarily have been done. And I've found a couple that have, they haven't finished meeting their conditions prior to running the property, then following up. That's what I would like to work on is getting some of the backlog of some of that stuff that nobody's had time to do.

Mayor Barber stated that's why we need it. I am going to pause and ask Dana or Tom, if you have any comments.

Councilor Phillips stated no, I just know. How many years ago did we buy that other app?

Mr. Rahl stated three years ago,

Councilor Phillips stated everything changes so much. Plus that one was just bought out and whatever. I guess, after reading through all the documentation and listening to Jeff explain everything to me, I'm very confident in his choice of how to make sure that we are following through which I have not been able to do in the past.

Councilor Horning stated well, it sounds like it, has a lot of bells and whistles that'll improve the operations, but does it have any, any proposals for being able to import data and in a structure that you need such as being able to identify, which of these 2,600 dots is actually five dots for the same particular building? Are they working on things like that and show some promise. It means it bends to meet our needs rather than us doing it in reverse.

Mr. Flory stated essentially what it's going to do is match up these dots with our business license properties, after that is completed any dot that's not matched up the company and me are going to work to identify that address. Because that address that is not matching up with what we should have as a vacation rental. It will be determined is it an out of compliance rental that's active. And that's where that information will come to me to follow up on. And that's where I'll come in to, deal with that part of it. When the system finds these, out of compliance or problem rentals it will notify me. All the data that they collect, all the data that we put into this system, we own as a city, not all the other programs are like that. A lot of them it's proprietary. They keep the data, they keep the information. If we, for whatever reason in the future, at some point leave this company, we take our information with us. And we still have our data information or business licensing. And we know what's, what, and it's, something that I when I spoke to the rep, that was something they were very adamant about. And the folks that I've talked to that do use this program around the country, they're very, happy with the service they're getting from this company. Like I said, I really set out to try to find a company that wasn't just a technology company. I wanted someone that's actually spent some time working with municipality, someone that has the stay to actually be around in 10 years that they're not going to just sell to the next technology company that offers them a lot of money. And this with Muni Revs, it's going to be here. And our rep happens to live in Bend, so we have a semi local representative for this company to come and help us out, help us get on board.

Mayor Barber stated Mark how are we going to pay for this?

Mr. Winstanley stated well, when you raised the, business license fees, we kind of laid out for you, how much money we thought we would need to spend on, salaries and benefits as well as, the purchase of other items that, are necessary, to provide the kind of compliance that you were looking for. We do have money available, from those funds that are being generated.

Councilor Morrissey stated Mr. Mayor, can I make one more comment? I guess what I like about the program is it saves manpower because we don't need anyone manually matching up all the different vacation rentals, whether you're in compliance, that makes a lot of sense. My concern is to what Councilor Montero pointed out is the outsourcing of the phone calls. I don't know that it necessarily makes sense to have people calling this company when there's a problem with a vacation rental. It seems like those complaints should stay locally with the local contact.

Mr. Flory stated and what we've set up with the contract that we're reviewing right now, we don't have the phone call complaint line aspects added in it's kind of an ala cart system. There's, several things that could go along with this. These were the things that we thought were the most important and the complaints, I still want to handle the complaints. The complaints still need to come to me and I need to be the one following up on those, working with the property owners and property management companies to really root out what the problem of the complaints are and, try to deal with it in a way that it ends the complaint for the future. So for me, the complaint side of this, that still needs a hundred percent to go through.

Councilor Morrissey stated the price we have here in our packet does not include?

Mr. Flory stated no, it does not.

Councilor Wright stated it says on the final page here, that includes an online reporting or the complaint form.

Councilor Montero stated and you already have with the city website, I looked at it today.

Mr. Flory stated I created that to get us through this summer.

Councilor Wright stated that's only been there for just since he's been here.

Mr. Flory stated we haven't fully,

Councilor Montero stated it's not fully there either, because I looked through and it still says under construction to get the real information I need.

Mr. Flory stated right, because that discussion still, we're still having that discussion on whether or not we want to put that information publicly out there. That's still a discussion that's going on with the Planning Commission and the planning department.

Council President Frank stated I think I read somewhere in here that they, have office hours. So does that include support because it listed Mountain Time? And, would it be like three o'clock in the afternoon, our time they would be done. Does that impact any of this or how it would operate with us?

Mr. Flory stated I don't know. I, would have to do some looking to see what their support policy is. I know it includes unlimited support, so as long as we're subscribing to their program, but I'd have to look to see if they have set office hours that are specific to their support team.

Councilor Montero stated what I do not want to see is, a lessening of, personal contact with our citizens and our business people. I also don't want to see, that we, lessen any transparency and for me sending it out, seems to do both those things. I do know, again, looking at their website most, I would say 98% of their clients are in Colorado. They have three clients in Oregon, Eugene Newport, and Manzanita. Have you contacted any of those clients?

Mr. Flory stated I've tried to, I couldn't get anybody from Newport or Manzanita to call me back.

Councilor Montero stated okay, yeah, because I would, definitely want to know how it is working for, one of them, especially Manzanita because they're the closest to us, and they have, quite a few vacation rentals and they just had a big, they just went through some big court battles on how they handled some vacation rentals. The other thing that I saw in there was some of the testimonials that says, my staff doesn't have to do any data entry and now we can, find out who's not reporting correctly and immediately levy extra charges and, fines. And again, I think we would be setting up what those guidelines would be, but, I wouldn't want to see that happen without really clear guidance of our city employees.

Council President Frank stated were you thinking that the company would be doing the fines.

Councilor Montero stated that what it said.

Council President Frank stated you interpreted it that way.

Councilor Montero stated calculate it and build.

Council President Frank stated I don't. .

Mr. Flory stated we can set this up, however we want it to work. I, one hundred percent agree with you that we need a personal touch.

Anytime there's something like that, it should be me making a phone call or me sending a letter or me stopping by and saying, hi, however, the notification that this has occurred, that this residence did not obtain a business license. That immediate notification to me is very, helpful because then I automatically get it. And then that's on my, to do list to reach out to these folks and see what's going on and, bring, I mean, the ultimate goal here is, compliance. If we can get that notification early and then have a discussion with them, figure out why we're not where we need to be. And then start working towards that. Mayor Barber stated when we, as a Council made the decision to hire a compliance officer, it was the recognition that no one person in the planning department could manage 400 and some of the VRD's we needed someone whose sole responsibility was to do that work. And so what I'm hearing you say, this is a tool from your perspective that will help you to do that job and to do the compliance. You will personally be doing compliance. You will be personally working with the home owners and, neighbors I'm assuming, maybe complaining.

Mr. Flory stated yes absolutely. That's definitely not something that we're interested in losing is that personal touch.

Mayor Barber stated okay. What does the council want to do?

Councilor Montero stated well, I'm also really concerned on the amount of money it is. Mark says we've got the money from the increase, we know what the. But we've heard from the vacation rental owners in terms of the increases, we have told them that we would look at it before the end of the year. I would also really like to know how it works from one of our, one of our cities close by. I would like to see us, discuss this more, with people who are using it right now, possibly and propose that, we have a workshop to discuss this. I'll make that motion.

Council President Frank stated well, could I.

Mayor Barber stated there's a motion. Is there a second to the motion?

Councilor Horning seconded the motion.

Mayor Barber stated it's moved and seconded that we have a workshop to discuss this software proposal. We understand the motion. Are you ready to vote on the motion?

Councilor Montero stated I think Randy had a question though.

Council President Frank stated well, that was just a different suggestion.

Councilor Morrissey stated I just have, I mean, I'm not opposed to a workshop necessarily, but I feel like most of my concerns have been resolved with this discussion as long as the phone calls and the complaints are not outsourced. That was my big concern. As long as those stay internally, I'm comfortable with it, but I'm not opposed to workshop if that's what the Council would like to do.

Council President Frank stated from what I heard, when I read through this and looked at it, I was not sold on the program, but after listening and understanding a little more about what it does and how we can control, I'm much more comfortable then when I came into the meeting.

Councilor Phillips stated I just figured that we have hired Jeff to handle this. He studied this. I'm very confident in what he is described to me today with this company. I don't, to have another workshop when everybody, there's so much going on and whatever else, we're holding up, something that needs to be done now.

Mayor Barber stated Steve did you want to make a comment.

Councilor Wright stated I don't see a need for workshop at all.

Mayor Barber stated my perspective is that I would like at some point to have a workshop for us to talk about our whole vacation rental policy at some point. Is there a point at some point where we're going to need to look at how many vacation rentals are a reasonable number in the City of Seaside? In other words, should we be considering a moratorium on the number of vacation rentals? I know that's a controversial subject, but it's one that I brought up several months ago. I'm willing to act on this proposal as long as we're willing at some point, maybe early in the fall to sit down and really spend some time with the Planning Commission and with the Council to talk about our policy. Would that make sense?

Councilor Montero stated I think that's a good point because they're saying there's 2000 whatever, there's 800 whatever. And if they actually find that there's 200 out of compliance and those 200 want to come into compliance, are we suddenly going to go from 400 VRDs to 600 VRDs?

Council President Frank stated well, which that sort of tags on the question? Are we all, in place with fines and penalties? What, you know, so that you're not constricted in what you do, do you, I mean, do you have a full understanding of what, how you respond or who's fine, or penalized, or if it's a suspension and how those things are handled? Because we've asked for a job description. I haven't seen one yet.

And I, for one would like to see what it is that you know, that we're asking you to do and understand those fines and penalties and suspensions, and this workshop would do that.

Councilor Montero stated and I think it would also get us to be able to talk to another city that is, has this in place and how's it working for them and what, are they doing? I'm dismayed to know that you can't get Manzanita to talk to you because I've called them for various things, and I've never had a problem with them talking to me. And I'm, I'm dismayed about that.

Council President Frank stated I would be willing to go with this on, a trial basis and a, to do our workshop in the fall to look at the whole thing.

Councilor Montero stated so talking about trial basis, have you looked into the offer that they have on their website through the cares money where you can start it off for free.

Mr. Flory stated I had not seen that.

Councilor Montero stated it's right on there.

Mayor Barber stated free is a very good price, but not everything is really free.

Councilor Montero stated you get to try it out for so long.

Mayor Barber stated we have a motion and the motion is to have a workshop to discuss this proposal.

Council President Frank stated to discuss purchase of this right.

Councilor Morrissey stated Mr. Mayor maybe before we vote on that, maybe we could talk Councilor Montero into amending the motion and maybe we bring in the, whole, vacation rental cap and all the other issues that need to be discussed. Does that make sense? Because I don't know if it makes sense to have a full workshop just on this piece of software.

Councilor Montero stated I would be very happy to amend the motion, to have a workshop, not only on this product and talking with, hopefully Manzanita, but also talking about, how do we handle the outfall of, if we suddenly discover more, potential vacation rentals to, permit and, a moratorium, I'd be happy to.

Mayor Barber stated you did amend that motion, but we do have a contract agreement before us on the agenda that I think we need to either reject or accept or table. I'm not sure how your motion handled that.

Councilor Montero stated okay I will add that.

Councilor Wright stated I think there's too many things in that motion. We need to concentrate on the first one are we going to have an actual workshop about this contract now?

Mr. Winstanley stated Mr. Mayor, if you are going to have a workshop, there is an available date on August 31st, but that will, move you, through the summer.

Councilor Montero stated and that's fine.

Mayor Barber stated I'm going to call for a vote on the motion that is on the floor to have a workshop, to discuss the proposal before us, the contract. I rather not do an amendment. I'd rather act on your proposal, up and down. Mayor Barber stated that'll be a roll call vote, Kim.

YEAS: HORNING, MONTERO,
NAYS: WRIGHT, PHILLIPS, BARBER, MORRISEY, FRANK
ABSENT: NONE
ABSTAIN: NONE

Councilor Wright moved to make a motion that we approve this contract as is stated with a second from Councilor Phillips; carried unanimously. (Wright/Phillips)

Mayor Barber asked for a roll call vote.

Dan Van Thiel, City Attorney, stated I heard Randy talk about a trial period. If you approve this contract it renews which I don't like contracts that renew automatically annually. If you approve this contract there is no trial period. You're into a one year contract. And I just asked Mark if we have a tickler system because I don't like contracts that renew automatically because sometimes those are overlooked and we're now into another year of a contract.

Council President Frank stated if we could try it for a year to see if this is what we'd like, and then, based on that, decide whether to stick with it.

Councilor Montero stated you don't get to try it for a whole year because of the automatic renewal, in order to prevent the automatic renewal, you have to cut it off. 90 days in advance, you have to give them notice.

Mayor Barber stated City Manager has a comment.

Mr. Winstanley stated Mr. Mayor, we'd be happy to go back to the company and ask for language in the contract. It said that, we would be willing to, to enter into a contract, but only on a one year basis, to see whether, we think that the products satisfies our needs. We are going to have to pay though. And I'm, I want to make sure the Council knows that the initial installation fee of the contract, we will have to pay in order to have that done. I don't know that I have any issue with going back to the company and telling them that, we want to amend their contract for a one and make it a one year period contract.

Councilor Montero stated also, if we approve this motion that doesn't give Jeff the opportunity to go back and see, about this offer that they have online for starting up, at no cost.

Council President Frank stated if I understand the ala cart part, that it is not a full scale.

Councilor Montero stated no, it's not ala cart it's they said under the cares act and they're using care's money and they will, set it up at no cost to be tried out.

Mayor Barber stated we have a motion on the floor, and the discussion has gone beyond that.

Councilor Phillips stated can Mr. Wright amend that to say for the one year.

Councilor Wright stated well, I personally have no problem with auto renewing contracts. I've dealt with them many, many years and all you do is put a tickler in however many different files. You want electronic files that remind you, okay, this was coming up. You know, look at it. Are you going to work on it or are you going to change it? Are you going to do this? I do auto renew things all the time, but I just make sure that I give myself plenty of warning that I'm going to look at it.

Mr. Rahl stated if I can offer a quick comment. On the auto renewal Host Compliance was actually on an auto renewal, which we are diligently watching for this very situation. We knew that Jeff was coming in. We knew that we were hiring for this position and we specifically wrote Host Compliance and told them, hey, we're not ready to do this. Host Compliance actually said, okay, we'll let you go month to month while Jeff, rather than renewing basically said, hey, we're going to either cancel or we want to set it up on a monthly until we make that decision. They were willing to do that. And Jeff's trying to double check, but we were actually having discussion about changing the auto renewal to 45 days and not 90 days in terms of the notification. That's something we as staff have diligently looked at. I would tell you, and actually that's why we're able to even consider this contract is because we paid attention to that. We set a notice and we said, hey, we don't want to renew on that term. I think staff has done a good job in the past of paying attention to that.

Council President Frank stated then I would be happy with Steve's motion.

Councilor Morrissey stated I would be as well, as long as staff knows that if it doesn't work, let's cancel it. Then I think that's pretty clear.

Councilor Wright stated I think there's flexibility in there. You can adjust if you're going to get something for free, if you can do that, okay. It's not going to be for a year and it's not going to be the full thing.

Mayor Barber asked for the roll call vote.

Kim Jordan, City Recorder, stated and that was the motion to approve the contract as stated.

Councilor Montero stated and that also means not pursuing anything.

Mayor Barber stated I'm assuming if you go out tomorrow and you see here's a free offer for the whole year, you're going to come back to us and say, I think this is a deal.

Mr. Winstanley stated Mr. Mayor, I can tell you, that, and I'm glad Councilor Montero brought this up. If we have any Avenue to either lower the price or, be able to look at it, for free for a period of time, I'm sure we'll take advantage. But if the Council approves the acquisition of this program, we will take advantage of whatever free period we can get. But if we deem it then to be satisfactory, my expectation would be from the motion that we could go ahead and move forward and actually acquire.

Mayor Barber stated okay, roll call please.

YEAS:	WRIGHT, PHILLIPS, BARBER, MORRISEY, HORNING, FRANK
NAYS:	MONTERO
ABSENT:	NONE
ABSTAIN:	NONE

Mayor Barber stated let the record be known that the motion carries. You want to put a motion on the table to have a workshop?

Councilor Montero put a motion on the table to have a workshop on August 31st, our next possible, to discuss, vacation rental, permitting. Is that broad enough?

Councilor Morrissey seconded the motion.

Councilor Wright stated and that will include the Planning Commission.

Mayor Barber stated that motion is on the floor. I don't think we need a roll call on that. Good discussion. I have a question. How's it going? How's compliance going?

Mr. Flory stated it's busy. I've heard from several vacation rental owners. I've gotten to know a lot of them and, they're having almost zero vacancy at their properties there. Some of them have been telling me this is one of the better years they've seen, because once Seaside opened up, it seems like everybody's coming here to hang out and play at the beach.

Mayor Barber stated are you getting a lot of complaints?

Mr. Flory stated I wouldn't say a lot, but a fair amount a couple every week. And, we just worked through them and the ultimate goal right now is to get all of the local contact information updated. We have local contacts to call in the event of a problem with the property. Councilor Montero said she got on and played around with the complaint system I kind of threw together and put in place on the city webpage, just to start tracking stuff now rather than waiting. One of the discussions we've been having is are we going to put local contact information, public and accessible? And, the system you work through today was a suggestion from the Planning Commission to put in some kind of break and capture some information if we can, before we release that to, a citizen. So you went through the system. Did it send you the passcode for the password protected?

Councilor Montero stated I went to the place where it said, absolutely you have to talk to the contact person first. And then I went further and it said, ask for the password. And I asked for the password. And it said under construction, which at that point, if I had been a citizen, I would have said, what's this all about, you're telling me to do all this and I'm doing it. And now I can't even lodge my complaint.

Mr. Flory stated the complaint form can still be worked through without access. That's just specifically to access the local contact list, the complaint form, you can still work through the complaint form, just don't click on the link in there. You can move down and maybe I can look at that tomorrow to word it a little better so they can still lodge the complaint. And I have had citizens use the program. It just asked some specific questions for me to be able to follow up on these complaints, and work through it, just put tests in there so you can, and so I know it's just a test complaint, and you can play with it all you want.

Councilor Montero stated and the people who do have complaints that I've spoken to, they would much rather send it to you than to track down the local contact, who may be the owner. And because what I've been hearing is that many of them are reluctant because these are their neighbors and they don't know what the fallout is going to be for a complaint.

Mr. Flory stated I'm most certainly working away to try to come up with maybe even searching for an extra phone line that we could actually put in a complaint message line. There would still be some sense of anonymity involved. My biggest thing is trying to bring the local contacts and the owners together to solve these problems so it's not just a reoccurring complaint. If there's an underlying issue, if it's a parking problem that we need to reevaluate how the property is laid out and maybe figure out a way to help them get their parking situated. We're not constantly receiving the same complaint on the product.

Councilor Montero stated and I, really liked that you invite them to submit pictures, et cetera, along with their complaint because, by the time you get out there, that could be gone.

Mr. Flory stated and it very likely could be. And I'm a very visual person so for me, it's a lot easier to see what someone's trying to describe. They don't have to spend as much time describing it if they can just email me a photo.

Council President Frank stated I've got a question. Are ADU's able to be utilized as vacation rentals?

Councilor Montero stated we didn't allow that.

Kevin Cupples, Seaside Planning Director, stated when the ordinance was passed, it was, specifically said that not only could the primary residence nor the ADU be used as a vacation rental.

Mayor Barber stated thank you so much, Jeff. Good to have you on board. Thank you guys

**COMMENTS –
CITY STAFF
AND OTHERS**

Mayor Barber stated that completes our agenda except for comments from city staff. Kevin looks like you're in the whole time.

Mr. Cupples stated I wanted to make sure, in addition on the city's webpage, there's also a questionnaire or a survey that can be taken that's for the, Natural Hazard, the County wide Natural Hazard Mitigation plan. There's a survey online for that. There's a link on our city website. I'm encouraging the City Council and invite any of your friends to fill that out and, provide that. I'd also like to make sure you're aware that, Anne McBride is still, looking at well she's, I think they're about halfway done with all of the barrel restocking. The tsunami supply barrels are about halfway done, and she's also working on getting new, signage and spots that we missed on the ground because there was actually new street paving that was going on. We didn't want to just cover over the top and she's got a couple more of those to do and new signage and the barrels are being updated. Right.

Councilor Montero stated I've got a couple of questions on that. First of all, is that link to the survey also on the city's Facebook page?

Mr. Cupples stated I don't know.

Mr. Rahl answered that it was.

Councilor Montero stated I've noticed that some of those signs on the ground are starting to get worn. Will we be able to get more to replace those?

Mr. Cupples stated yes, I know. We are trying to take advantage of a grant funding any time that it's available to do that. When those were actually put down the first time, we actually saw that, they almost overheated them and some of the lettering got a little kind of mushy on it. We're going to try and work on that and just make sure when they're done that, we tried to do the best job we can when we're putting those down on the street.

Mayor Barber stated thank you, Kevin. Mark.

Mr. Winstanley stated only a couple of things, Mayor. It is, amazing how busy, we have become. There are a lot of people in town. A lot of people that are traveling, from quite a distance in order to get here. It is interesting how this has kind of, evolved. The good news is the County continues to have a relatively low case rate, where it's 69 right now, and if you've watched the cases, the majority of them seem to be coming from, you know, some of the processing areas where, they struggle, in order to keep, the staff healthy and, and process the fish, that they're trying to process. But another thing that I find very interesting, that I have heard from a number of different people, is that, and I think it's actually, I think it's wonderful, while we seem to have a lot of people in town, there's been a number of comments made by businesses about how polite right now people are. I think it has something to do with, the fact that, everybody recognizes that these are unusual circumstances. While everybody's not doing everything perfectly, a lot of people are trying very hard, because they know it can go South on them real quick. I think it's commendable that, we are seeing, the numbers of people we, are seeing, and yet we're also hearing that people are acting, very appropriately. I'm sure that's not true in all cases and I don't have an awful lot of summers where I have people making comments about how polite people are being.

Mayor Barber stated thank you. Jon, any comments?

Mr. Rahl stated nothing.

Mayor Barber stated Dan, anything you would like to say tonight?

Mr. Van Thiel stated good to be here. In the 90's at home.

Mayor Barber stated Kim, anything. .

Ms. Jordan stated I sent out an email to you all. I just want you to know this is an election year. I have advertised, following our qualifications and general information for positions available for City Council Ward 1 & 2, Precinct, 37 and 38 is available, position available for Councilor Ward 3 Precinct 39, and a position is available for Councilor Ward 4 Precinct 40. These are volunteer positions, they are not paid. I just want to let you know that I do have two citizens who have come in to get paperwork and are out getting signatures and four more appointments coming up this week. It looks like it's going to be popular possibly.

Mayor Barber stated interesting. Thank you.

COMMENTS – COUNCIL

Mayor Barber stated Tom, talk to us.

Councilor Horning stated well, this is the first day I've been back to work since, we could go. That's why I haven't been in touch Tita. I had everything on the COVID list except for the coughing and chest problems. And then I finally went in on Friday and they ran something up my nose and probe my brain for a while and it came out negative. I'm still a little tired, but I don't know what it is, but it sure chose a bad time to show up.

Mayor Barber stated glad you're here. Glad you're getting better.

Councilor Horning stated well, given that I've been the using protection, then possibly get it. Who knows how, you know, it just defies experience

Mayor Barber stated Steve on the other end.

Councilor Wright stated one thing that I read here recently about that though, is that the Southern hemisphere has almost eradicated the flu. You still have COVID, but the flu has been pretty well wiped out because everybody's doing this. I thought I'd bring it up today on the Transportation Advisory Committee, we, effectively are sending the City Council a letter soon about some changes on the North side of Spruce going up the hill to the school. You know, there'll be a public meeting about that before too long. Also the next, August 24-27, 2020, I believe it is state funding, for roads is coming up and there will be a zoom meeting on August 17th. I'm one of the board members of the Northwest Act. People can join if they want, if you want to know about that, I can send you links to read the 500 page document that has all the projects in it that they're going to choose from. Also, one thing that did get done at the end bridge project in Astoria there'll be a ribbon cutting Wednesday at 5:00 PM at 10th Avenue. Trouble is there's not a lot of room there. The attendance is going to be really limited, but you can go to the, city manager's Facebook for a live stream. If you just need some big reason to celebrate, I will be there in person because, I'm one of the trolley guys and I'll be escorting the trolley down to that station. We're still not running, we won't run this summer.

Mayor Barber stated Dana.

Councilor Phillips stated I really don't have anything to say, but I really enjoyed the article and the signal and quoting Steve and Tita, for your involvement on the 100 hundred Prom anniversary. Look forward to that happening.

Councilor Wright stated it's open to anybody that wants to join us. Talk to one of us or Joshua. We were looking, come to the meetings.

Mayor Barber stated Seth.

Councilor Morrissey stated nothing tonight, Mayor.

Mayor Barber stated Tita.

Councilor Montero stated I want to compliment the Airport Committee, we got the minutes from their last meeting and I followed up on some things from the minutes and they said, if you want to, they advised people to look at the Facebook page. First of all, the minutes are really good. Very good. And they haven't said the, link to the Facebook page. I went to Google and it came up with Seaside Municipal Airport. I went there and the last time there had been anything on, it was 2018 and it looked like it was a lot of biplane stuff. I sent an email to Dale saying, am I looking at the right one? Is there something else? And, Dale immediately got ahold of, Randy, and also, Randall does the website, but not the Facebook. And they sent it over to Kim. In the space of an hour, Kim was putting some things up, or said some things would go on the city's website. And, I found the other Facebook page, the official one. I mean, it was just like, everybody was right on it. And, I know they're trying to accomplish a lot with the Airport Committee, and have asked the Port of Astoria for money for things. I just kudos to the Airport Committee and, the volunteerism.

Terry Carpenter goes out and mows the grass and somebody else is picking up the trash. I mean, way above and beyond what a committee members need to do. Please take them my heartiest congrats. Because you're the liaison aren't you

Council President Frank stated you'll see my red pickup out there on the runway, picking up the golf balls. I gave the golf balls to one of my tenants. But tomorrow at six we have a meeting at the airport. It'd be a fun one to attend and you might see some things you don't normally see, who knows, but, especially nice this time of the year to be out there and to get a look around and see what goes on a little bit.

Mayor Barber stated well, thank you. It's a strange not to see a whole gallery full of people, but, I know a lot of people are logging in. I hear from people all over the country who actually log in and participate in our meetings. That's interesting that they're doing that. One of the thoughts that I wanted to leave with is, and I have a little tribute I want to give is that, law enforcement is really, struggling to maintain their professionalism right now and, their encouragement. It's a tough time to be a police officer. And I, just feel like we need to encourage our, patrol persons and our leadership because we really do need, the kind of work that they're doing. I watched them, in our neighborhood down in the Cove, we have a lot of people, really just stopping and talking to people if they're not parked quite right, asking them to move to another spot, being very patient with people and doing what you said, Mark being courteous, being kind. And I have a little tribute. I want to say an honor of not only our police officers here, our County department here in Clatsop County and all serving. "For the time you took your oath for the time you responded to our need for your service, for our security, for your bravery, for our peace, for our protection, for your courage, for our safety, for your sacrifice, for the times, you've left your family, for the times you've risked it all". Thank you. Goodnight.

ADJOURNMENT

The regular meeting adjourned at 8:14 PM.