

City of Rockaway Beach City Council Meeting Minutes



Date: Wednesday, February 13, 2019
Time: 6:00 P.M.
Location: Council Chambers, City Hall

PLEDGE OF ALLEGIANCE

ROLL CALL

Mayor - Joanne Aagaard: Present
Position #1 - Nathan Beeman: Present
Position #2 - Sue Wilson: Present
Position #3 - Kristine Hayes: Absent
Position #4 - Terry Walhood: Present
Position #5 - James Doyle: Present

CONSENT AGENDA

Walhood made a motion, seconded by Doyle, to approve the minutes of the January 9, 2019, City Council meeting and the January 2019 check register as indicated; Beeman, Wilson, Walhood and Doyle voted in favor; motion carried.

Position #4 - Terry Walhood: Motion
Position #5 - James Doyle: 2nd
Position #1 - Nathan Beeman: Approve
Position #2 - Sue Wilson: Approve
Position #3 - Kristine Hayes: Absent
Position #4 - Terry Walhood: Approve
Position #5 - James Doyle: Approve

CITIZEN INPUT ON NON-AGENDA ITEMS

Jim Haley stated that he was a representative of the north Tillamook County Short-Term Rental Committee. He said he sent City Council a letter regarding the deterioration of Pacific Street and stated his concerns about forming an LID and added that he did not approve of the proposed methods for paying for the paving project.

PRESENTATIONS, GUESTS & ANNOUNCEMENTS

City Auditor Peter Gelser stated there were no major concerns in the FY 2017-2018 financial audit. He said minor concerns included improving highway funds tracking, limiting employee vacation accrual amounts and an interfund loan and he added that the loan had since been resolved. He stated that a new Government Accounting Standards Board rule required the City to estimate health insurance liabilities for retired employees and explained how the rule would impact the City.

STAFF REPORTS

Jody Uerling said the Parks and Recreation Department's annual Italian Dinner would take place in March and asked for donations and volunteers to help with the event. Fire Chief Barry Mammano said the Rockaway Beach Volunteer Fire Department had recently assisted the Garibaldi Fire Department with a fire on Miami Foley Road. He stated that he was in favor of the City forming a Local Improvement District on Pacific Street. Police Sergeant Sean Ahlers said the Police Department building was shut down for two weeks in January so the staff could catch up on

recordkeeping and also clean out the lost and found. He said that a heat pump had been replaced and added that the building needed some other repairs. Ahlers said the Police Department would like to recruit more volunteers to help in the office. He gave statistics saying that last year out of 221 cases there were 110 arrests made. He further noted that the Rockaway Beach Police Department had dealt with as many cases as the Gearhart, Cannon Beach, and Manzanita Police Department's combined in the last year. Public Works Director Luke Shepard said the Public Works Department had been busy salting and deicing roads due to recent weather conditions. He stated that king tides of nine feet were expected and that the Public Works Department would be busy trying to prevent flooding in locations around the City. He described upcoming paving projects and gave details about a hit and run incident which broke the crosswalk sign at Washington Street. He said that he anticipated two employees to retire in the near future and said he was in the process of recruiting new employees for the Public Works Department. City Manager Terri Michel asked City Council to review the proposed parking ordinance changes and submit to her any comments and suggestions for those changes. She said she had attended a League of Oregon Cities small cities meeting recently and also had attended meetings about the Salmonberry Trail. She said she would be attending a meeting in March to discuss specific parts of Goal 18 which included protective barriers such as sea walls. She said the local merchant's group would assist the Parks and Recreation Department with the upcoming Easter festivities and added that the Oregon Coast Scenic Railroad had shown interest in participating as well. She said that the City would soon add a mechanism in an ordinance which would allow for a street to be blocked off or for a small parade to take place during the annual tree lighting ceremony.

APPROVAL OF ENGINEER'S REPORT FOR THE PACIFIC STREET LOCAL IMPROVEMENT DISTRICT (LID)

Shepard talked about the engineer's report for the proposed Local Improvement District (LID) on Pacific Street. He described the one mile of improvements and benefits, which would affect approximately one hundred fifty tax lots. He stated a Local Improvement District could be a powerful tool for the City adding that this was the first one the City had proposed in a very long time. He stated that in 2018 City Council directed staff to address the drainage and paving issues on Pacific Street and staff determined that because of the cost involved forming an LID would be a feasible solution. He added that City Council approved Resolution 18-670 declaring intent to form an LID. Shepard said the options included approving the engineer's report, approve the engineer's report with some amendments, abandon the project, or gather more information. Walhood asked for clarification if there would be a public hearing and Shepard answered that there would be notifications and public hearings would be held. He described the deteriorated road surface saying there was not proper drainage and added that the waterlines were also in need of replacement. He said the project was projected to cost as much as \$1,710,098 and explained that the estimate had a large contingency built in so the City would not have to ask for more money in the future. He stated that the already developed area had existing underground utilities, cable, water, sewer and internet so a solution had to be planned which would not interfere with those existing improvements. He showed a slideshow of the project which showed where the drainage, road and pedestrian paths would be. Shepard said there was a six-foot pedestrian pathway with two eleven-foot passageways for cars and stated that the only option at that point was to decide whether or not to include the pathway. He said the existing road averaged twenty-four feet wide and the proposed road would be twenty-eight feet wide and explained the most cost-effective way to build the road. He described the addition of the storm drains and said they would conveniently tie in to nearby existing storm drains. Beeman asked if homeowners had given feedback on the project and Wilson stated that the feedback would come in the public hearing portion. Shepard stated that the method of splitting the cost between property owners could cause a lot of contention. He described the engineer's four proposed measures of assessment as assessment by tax lot, proportioned by tax lot square footage, assessment frontage, and a combined assessment using frontage and traffic. He said that short-term rentals were another possible method which was not included because the

rentals were too fluid and further explained that some rentals start and stop at random intervals making it difficult to assess. He explained the LID ordinance clearly says that the cost of the improvement should be apportioned the ones most benefited from the improvement. He said if the project was split equally among the affected tax lots it would average about eleven thousand dollars per tax lot and added that property owners could pay all at once or borrow from the City over a period of time. He said that when calculated using the frontage option property owners would owe between five thousand two hundred dollars and sixty thousand dollars depending upon the length of frontage adding that the typical family home would owe between nine and eleven thousand dollars. Beeman asked Shepard to look closer at impact from short-term rentals. Wilson said motels had a larger impact than short-term rentals and added that motels could financially recover by building in the impact of their LID cost into room rates. Doyle asked about the timing of the project and Shepard said that summer would be a bad time to start the project so the earliest start date would likely be next winter and he described a possible timeline. Barry Mammano said that he would like short-term rentals and residences to all be treated the same. Doyle asked about financing of the LID and Shepard answered that Bancroft bonds would be issued and property owners would pay back the City. Mayor Aagaard explained that the bonds would not need voter approval. Mammano clarified that the waterline cost was the City's obligation. Shepard said he would go back and create an option where short-term rentals would be weighed to present to City Council in the near future. Citizen Karen Haley stated that unlike short-term rentals, retirees had no way to offset the cost of an LID. Michel suggested that City Council approve the engineering report and temporarily set aside the assessment method. Citizen Dave May suggested addressing the short-term rental ordinance before forming the LID and suggested that limiting the number of cars allowed to park at a short-term rental would alleviate some of Pacific Street's parking congestion.

Wilson made a motion, seconded by Beeman, to approve the Engineer's report for North Pacific Street Local Improvement District with an assessment method to be approved at a later date; Wilson, Beeman, Walhood and Doyle voted in favor; motion carried.

Position #2 - Sue Wilson: Motion
Position #1 - Nathan Beeman: 2nd
Position #1 - Nathan Beeman: Approve
Position #2 - Sue Wilson: Approve
Position #3 - Kristine Hayes: Absent
Position #4 - Terry Walhood: Approve
Position #5 - James Doyle: Approve

APPOINT BUDGET COMMITTEE MEMBER

Michel described that a Budget Committee member had recently resigned and added that Penny Cheek had expressed interest in the position and had applied for the position some months ago.

Beeman made a motion, seconded by Doyle, to appoint Penny Cheek to Position #2 of the Budget Committee with a term date ending 6/30/2020; motion carried.

Position #1 - Nathan Beeman: Motion
Position #5 - James Doyle: 2nd
Position #1 - Nathan Beeman: Approve
Position #2 - Sue Wilson: Approve
Position #3 - Kristine Hayes: Absent
Position #4 - Terry Walhood: Approve
Position #5 - James Doyle: Approve

DISCUSS PROPOSED CHANGES TO THE PARKING ORDINANCE

Michel said the City's existing parking ordinance was not sufficient so she researched and proposed applicable additions and changes to the existing parking ordinance and asked for City Council's comments on the proposed changes. Doyle asked how the changes would be implemented and whether it would be up to the police to control the parking. Michel said there would be signage and Beeman stated that existing parking rules were not currently being followed because of the lack of signage. Beeman said that people need to be told of the ordinances and then ticketed if necessary. City Attorney John Putman described the ordinance process how compliance would come to be through the enforcing of the ordinance and the discipline process. Walhood asked for clarification of motorhome parking on the street and Michel explained that there was an overlapping ordinance which addressed motorhome parking and suggested taking a closer look at recreational vehicle parking. Beeman said he was concerned about people living or camping on City property in their motorhomes and Wilson suggested more signage with regard to motorhome parking adding that the Fire Department had issues turning the corners where large vehicles were parked.

ADOPT RESOLUTION NO. 19-676 AUTHORIZATION TO APPLY FOR OPRD GRANTS

Michel said she and Shepard attended an OPRD grant writing class which was a mandatory requirement of the OPRD grant application process. She said that there were two kinds of grants available, one is a local government improvement grant and also a trail grant which would assist with phase two of the Nature Preserve walkway.

Beeman made a motion, seconded by Wilson, to adopt Resolution No. 19-676 delegating the authority to the City Manager to sign the applications for the Local Government Grant Program and/or the Recreational Trails Program Grant application; motion carried.

Position #1 - Nathan Beeman: Motion

Position #2 - Sue Wilson: 2nd

Position #1 - Nathan Beeman: Approve

Position #2 - Sue Wilson: Approve

Position #3 - Kristine Hayes: Absent

Position #4 - Terry Walhood: Approve

Position #5 - James Doyle: Approve

COUNCIL CONCERNS

None.

MAYOR'S REPORT

Mayor Aagaard said she would like to thank the citizens who attended the meeting and said hello to her Special Olympics kids.

ATTORNEY COMMENTS

None.

ADJOURNMENT

Wilson made a motion, seconded by Beeman, to adjourn; Wilson, Beeman, Walhood and Doyle voted in favor; motion carried. Aagaard adjourned the meeting at 7:25 p.m.

Position #2 - Sue Wilson: Motion

Position #1 - Nathan Beeman: 2nd

Position #1 - Nathan Beeman: Approve

Position #2 - Sue Wilson: Approve

Position #3 - Kristine Hayes: Absent


Position #4 - Terry Walhood: Approve

Position #5 - James Doyle: Approve

APPROVED THIS 13TH DAY OF MARCH,
2019.



Joanne Aagaard, Mayor



Terri Michel, City Manager