

TOLEDO CITY COUNCIL WORK SESSION  
January 28, 2009

The council work session began at 7:23 pm.

Council Present: Mayor Rod Cross, Mark Camara, Wes Chadwick, Monica Lyons, Nancy Lynne, Mary Young and Council President Bob Emmett.

Excused: Councilor Wes Chadwick.

Staff Present: City Manager (CM) Michelle Amberg, Public Works Director (PWD) Adam Denlinger, Treasurer Polly Chavarria, Toledo Police Sergeant Mike Helton and Assistant City Recorder Nancy Bryant.

Visitors Present: David Erwert, Lorrie Syms, Don Amberg, Angelo Stephenson and Lowell Neal.

**General Discussion and Information Items**

**City Council Goal #6 Systems Development Charges**

PWD Denlinger explained that council previously requested the department return with cost estimates for development of the Systems Development Charges (SDC) methodology for all infrastructure sectors. SDC methodology could be completed by the consultant as a change order to the Water Master Plan (WMP) agreement. The consultant would research requirements for upgrade/creation of SDC's for all infrastructure sectors.

Currently as part of the WMP the department will update SDC's for water infrastructure. Funding for this process will be provided through SDC funds. Additional methodologies can be added during the water master planning effort at the following costs.

<b>Infrastructure Sector</b>	<b>SDC Development Estimate</b>	<b>Available SDC Funds</b>
Sanitary Sewer	\$8,640.00	\$60,431.00
Storm Drain	\$8,560.00	0
Transportation	\$9,832.00	\$3,932.00
Parks	\$3,256.00	0

PWD Denlinger stated these figures are estimates; actual cost could be greater depending on the need for consultant assistance with public meetings and resolution preparation. Funding exists to complete SDC methodology, but would need to be appropriated. Funding for the creation of SDC's could come from HUD special revenues, Street Funds, General Reserves or the Grant Fund account.

There was a general discussion between Council and staff regarding available funds, the cost effectiveness of completing multiple methodologies together, storm drain issues and the possibility of mandatory storm drain requirements.

Council directed staff to bring the SDC recommendation regarding funding of all of the components to council as a decision item on the March 4<sup>th</sup> Council Agenda.

Mayor Cross then added an item to this agenda to review the February 4, 2009 council agenda.

### **Skate Park Hours of Operation Update**

CM Amberg stated that staff is requesting council consider limiting the use of the Skate Park to daylight hours only. This park regulation would affect the Skate Park exclusively. The request is based on the safety issues of the park during non daylight hours; there is no lighting of the park in the evenings, the park is used by people of various ages from very young to young adults, and there are areas in the park where visitors could hide unobserved by police patrol.

Council and staff discussed park lighting and the possibility of a park lighting plan for discussion at the next council goal setting workshop.

### **Review Council Agenda of Feb. 4<sup>th</sup>.**

The following items were added to the February 4, 2009 regular scheduled council meeting:

- Request to limit Skate Park usage to daylight hours only.
- Lincoln County Community and Economic Development Fund Grant Application.
- Funding of the CoastCom fiber optic line placement for the Toledo Library.

### **Decision Items**

#### **Department of State Lands Consent Agreement**

Councilor Camara stated there has been public contention regarding having a decision item on this work session meeting agenda.

CM Amberg explained that it is not her intention to use work session meetings for decision items on a regular basis. In this case the public works director is working on a time sensitive grant administered by Oregon Department of Fish and Wildlife (ODFW) with a deadline of February 6, 2009.

PWD Denlinger explained that funding for the Olalla Slough mitigation project will be made available through the ODFW wetlands enhancement program. Through a series of grants facilitated by ODFW, analytical review along with project management will be completed by the 2010 deadline provided in the Department of State Lands (DSL) consent agreement. He said two things need to happen before ODFW can request funding for the wetland enhancement grant. The city manager needs to sign the DSL consent agreement and the city needs to create a conservation easement on the property. Staff will have some level of oversight over the grant project to assure compliance with DSL requirements and it is anticipated at this time that there will be some budgetary impacts to create a conservation easement.

#### **Public Comment:**

Lowell Neal testified to his admiration for PWD Denlinger and the work he has accomplished. He said everyone has absolute faith in Adam and his capabilities. Neal thinks the decision should be made tonight.

Angelo Stephenson agreed with Neal and added it is time to move forward.

**Motion-**It was moved and seconded (Emmett /Young) to authorize the City Manager to sign a consent agreement with Oregon Department of State Lands regarding Olalla Slough mitigation.

**Motion passed: 6-0** noting the absence of Councilor Chadwick.

### **Workforce Housing**

David Huntington, Executive Director of Community Development Corporation of Lincoln County (CDC) said the agency advocates for affordable housing for people of Lincoln County. He is also the chairperson of the Workforce Housing Committee and as such presented council with a draft “Strategies and Tools for Cities” to use in the Lincoln County 10 year plan to end homelessness. He said the Workforce Housing Committee is advocating for not only low income housing, but for people in the workforce as well. To create the quantity of housing needed in Lincoln County, they recognize it will have to come from the private sector because government will not have the funds needed.

Huntington said the committee has developed tools for homebuyers, tools for sustainability, a developer’s tool and a draft of the tools for local government. He said first, council needs to make a commitment that workforce housing is needed and align themselves so that it can happen. They welcome input from cities regarding the draft strategies and tools. Once it is complete he will come back to provide more information if needed.

There was a general discussion regarding architectural cost options, buildable land in Toledo, and accessory dwellings.

Huntington explained that they would like council to consider some of the points presented in the draft. They are relying on local government to facilitate the ability for someone else to come in and build houses and the CDC will be available to provide specific guidance. He said affordable housing raises everyone’s ability to live in a safe, clean environment. It lessens crime and school attendance problems.

Mayor Cross suggested discussion of this issue at the next council goal setting workshop. Council would then be able to give a more detailed request on what guidance might be needed.

There was then a discussion regarding the Lincoln County Land Trust and CDC’s association with that agency. Huntington explained that Land Trust is not looking at developing property but owning the land only. He said it is possible that the two agencies may work together on future projects.

Huntington stated the current project in Toledo is Blackberry Hill on 6<sup>th</sup> Street. He said the property is on a slope which has increased the cost of construction.

Council thanked Mr. Huntington for his presentation.

Council discussed the upcoming goal setting workshop. CM Amberg stated the session will be facilitated by John Baker. She said Council can each develop a list of the items they want to discuss at that meeting.

Councilor Camara inquired on the status of the DEQ Land Use Compatibility Statement (LUCS) for the Wienert property.

CM Amberg stated it was mailed to Kurt Carstens' office on January 27th. She said DEQ doesn't want the form from the city. They require it sent from the applicant but only if the box was checked yes. She said the LUCS form was checked "no" with a list of conditions.

Councilor Camara inquired about an email from CM Amberg regarding a Truck Permit issue. CM Amberg explained the issue is that there are companies with oversized trucks who believe they need to use the West entrance to Toledo to access gate 7 to Georgia Pacific property. Because there is a traffic control sign at the West entrance limiting truck traffic by length of truck they are in violation when using that route. One truck company has estimated that it will cost them over \$40,000 per year in fuel and time to use the East entrance of Toledo to get to gate 7. Staff has discussed this issue and suggests creating a permit process for this specific use of Business Hwy 20.

Council and staff discussed the volume of truck traffic use on Hwy 20, possible safety issues, the need for an official truck route recognized by Oregon Department of Transportation, the criteria for issuing a permit, and how the permit creation will be processed.

Staff will provide council with a recommendation at the March 4, 2009 council meeting.

Councilor Camara inquired about the City Attorney's retirement and what needs to be done before his replacement.

CM Amberg suggested the issue be a discussion at the next executive session because of the nature of the issue.

CM Amberg reminded council that it is time to discuss union negotiations. Staff will provide information to council at the February 4<sup>th</sup> executive session.

Mayor Cross announced a training facilitated by the League of Oregon Cities on February 6<sup>th</sup> in Astoria for council members. He suggested staff spread the word that they would like training closer to this area.

Councilor Young announced a public meeting at Toledo Junior/Senior High School on February 9<sup>th</sup> regarding budget cuts. She said the school administration is looking for community input.

### **Adjournment**

The meeting adjourned at 7:53 pm.

ATTEST:

APPROVE:

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Assistant City Recorder

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Mayor