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REGULAR GARIBALDI CITY COUNCIL MEETING

Tuesday, January 16, 2018

Council Chambers, 107 6th Street, Garibaldi, 7:00 P.M.

I. CALL TO ORDER

Mayor Suzanne McCarthy called to order the regular City Council meeting at 7:00 p.m. Present were Council members Jordan Grice, Judy Riggs, Norm Shattuck and Marlene Westerfield, and Citizens Ev Brown, Paul Daniels, Neal McCarthy, Susan Newman, Carolee North, Gary Owen, Shirley Peters, Rolland Sheldon, Linda Shattuck, JoAnne Smith, Barbara Starreveld, Mike Rebsamen, and Deputy Michael Reeves, City Manager John O'Leary, Administrative Assistant 2 Kylie Poklikuha.

II. CONSENT CALENDAR

Mayor McCarthy asked if any council member wanted to remove any item from the Consent Calendar to Old Business.

A. Approval of Minutes - December 16, 2017 Regular City Council Meeting
Rescind and amend minutes of the December 16, 2017.

III. PUBLIC COMMENT

Paul Daniels, Board Member for Oregon Coast Scenic Railroad (OCSR), provided an update on current ridership which was just over 30,000 riders this year with the train running 160 days out of the year. He noted that the goal is to have 100,000 riders with the train running 300 days a year. They have 46 miles of track that they would like to utilize in the future.

Daniel asked the council for permission for OCSR to put a sign on city property on the south side of Highway 101 on the west side of 3rd Street, where the asphalt meets the grass. OCSR would like to put up a sign showing who and where they are. The sign would be around 5'x10' and weather proof. OCSR would, of course, pay for the sign and maintenance. O'Leary will check with ODOT and report back to council.

IV. PRESENTATIONS

Nothing Scheduled

V. CORRESPONDENCE - Letter to City Council from Carolee North

North read aloud the letter she sent to council members expressing her concerns. O'Leary addressed North's concerns regarding budgeting and filling the Assistant City Manager/Finance Officer position, noting that these concerns were addressed at the last city council meeting. O'Leary noted that he will be

evaluating the workload and staffing in the Public Works Department. He explained that if a new public works employee was going to be hired, that it would be in the next fiscal year.

O'Leary noted that one of the recommendation of the city's auditor in the last year was to increase administrative staff for the purpose addressing financial processes. O'Leary noted that a recent employee resignation in Public Works allowed the City to fill the vacant position of Assistant City Manager/Finance Officer in the Admin Department. O'Leary also stated that it was an opportunity to evaluate the work load and operational objectives in the Public Works Department before filling the now vacant position of Utility Worker I.

O'Leary responded to questions about the salary of the Assistant City Manager/Finance Officer position, noting that the amount was necessary to recruit a person with the relevant skill-set needed to immediately start the job with no training.

Paul Daniels, 106 Keenon Drive - Discussed his various board and city council experience, as well as his current roles with the OCSR and the Port of Garibaldi, and noted that the city has a much higher administrative workload than the Port, which has three administrative staff members. Daniels noted that the Port has a full time financial manager. Daniels expressed support for the City's to fill the admin position, noting that it would enable the City Manager to focus on duties more relevant to his position. Daniels also expressed his agreement with O'Leary's course of action regarding the vacated public works position.

Barbara Starreveld, 308 9th Street - Expressed that Garibaldi was not attractive to new businesses.

Susan Newman, 810 Birch Avenue - Asked if the new hire was permanent. O'Leary responded that the position was a regular, full time employee position.

Mike Rebsamen, 206 2nd Street - Asked what would happen if the person hired to the Assistant City Manager/Finance Officer position were to resign after a short period of time. O'Leary responded that the City would address that when it occurs.

Carolee North, 108 Martin Smith Drive - Questioned the pay of the previous Assistant City Manager and the responsibilities of the job. Mayor McCarthy noted that it was determined that a higher bar of qualifications were needed for the position. North stated that the Assistant City Manager/Finance Officer's job description was more detailed than the job description for O'Leary's position. O'Leary responded that is was. North also questioned O'Leary's background and experience as compared to the person O'Leary is hiring to the Assistant City Manager/Finance Officer's position. O'Leary responded that he did not have the same level of education as the person that he would be hiring, but that O'Leary has more relevant experience.

VI. COMMUNITY REPORT

[NONE]

VII. OLD BUSINESS

[NONE]

VIII. NEW BUSINESS

A. Proposed Changes to Zoning - C-1, Multi-family Developments (Discussion Only)

O'Leary reviewed the multifamily dwelling zoning density, noting that current residential density is calculated on the size of the lot, and that if the size-density ratio was changed more units could be built on the same amount of land.

O'Leary noted that the Water Mixed zone (WM) could also be modified to allow for increased residential density. O'Leary explained that the Water Dependent zone (WD) is subject to state regulation, but the WM zone is more flexible so changes can be made. O'Leary commented that such changes to density may not be advisable in the Downtown Zone (D-1).

Cn Shattuck questioned O'Leary about the potential developers interested in the proposed code changes. O'Leary noted one developer that had expressed interest, and stated that inquiries had been made but no applications have been submitted yet.

Carolee North, 108 Martin Smith Drive - Asked about the use of a variance instead of conditional uses or outright uses. O'Leary responded that a conditional use process would be more appropriate in most cases, and that the state was advising the city to have at least one zone where multifamily housing is an outright use. O'Leary explained that the C-1 zone would probably be the best zone to allow multifamily housing as an outright use.

Linda Shattuck, 207 Birch Avenue - Stated that more apartments would create more stress on the City's infrastructure and generate more work for Public Works. O'Leary responded that more residential units would generate more utility revenue, and that more utility services do not directly create more of a maintenance demand of City infrastructure. O'Leary noted that new development doesn't necessarily require more mainline infrastructure.

Mayor McCarthy noted that these are land use issues, and recommended people with questions attend the next Planning Commission meeting the following week. It was noted that a change to code could take several months with the public hearing process. Council directed O'Leary by consensus without a motion to have the Planning Commission review this issue and report to Council at the next meeting.

IX. STAFF REPORTS

Public Works. Report provided in packet.

City Engineer. Report provided in packet.

Legal. None.

Fire Department. None.

Police Department. Report provided in packet. Deputy Reeves reported that he is getting to know the town and staying busy.

Planning/Admin Department. O'Leary reported that James Rhyce has been selected as the new Fire Chief and he would start in mid-February.

O'Leary noted that Geoff Wullschlager has been hired as the new Assistant City Manager/Finance Officer. Council decided to have their Goal Setting Workshop

and LOC Training Session on Monday, March 5th.

X. COUNCIL REPORTS

Cn Westerfield - None.

Cn Riggs - None.

Cn Shattuck - Cn Shattuck stated that as he is the liaison with Public Works, he checked in with them and was informed that they have lots to do and not enough people to do it.

Cn Grice - None.

Mayor McCarthy - None.

XI. ADJOURNMENT

Mayor McCarthy adjourned the meeting at 7:57 p.m.

ATTEST:



John O'Leary, City Manager



Suzanne McCarthy, Mayor