

Minutes of the
CANNON BEACH CITY COUNCIL
Wednesday, April 5, 2023
Council Chambers

Present: Mayor Knop, Council President Nancy McCarthy, Councilors Brandon Ogilvie, Lisa Kerr and Gary Hayes

Excused:

Staff: City Manager Bruce St. Denis, IT Director Rusty Barrett, City Recorder Jennifer Barrett in person. Chief of Police Jason Schermerhorn via Zoom.

Other: CIDA Architects Dustin Johnson and Leslie Jones person, Contractors David Brookings from Bremik Construction, Jordan Fell from Emerick Construction. Zoom Jennifer Beattie and Mya Paluch

CALL TO ORDER AND APPROVAL OF AGENDA

Mayor Knop called the meeting to order at 6:02 p.m.

Motion: Ogilvie moved to approve the agenda; Kerr seconded the motion.

Vote: Hayes, McCarthy, Ogilvie, Kerr and Knop voted AYE: the vote was 5:0 and the motion carried. The agenda was approved.

Knop said before we take public comment, we will have a presentation by the City Manager and then will have public comment limited to kind and respectful words for three minutes. If you are representing a group, please appoint one person to speak for you.

DISCUSSIONS

(1) City Hall/Police Station Siting and City Hall/Police Station and Cannon Beach Elementary School Rejuvenation Project Funding Discussion

St. Denis said I'd like to talk about the City Hall project. In order to move forward we need to find process that council wants to follow to reach their decision on where to put city hall and/or the police department (CH/PD). Then we need direction to move forward with schematic design for two options and will likely need more information, if that's the case we can go to two modified schematic designs. In the meantime, providing debt service and total figures.

We have 4 scenarios for Cannon Beach Elementary (CBE), starting at the ZCS document that has been updated in terms of cost and adding soft costs. Then the base project which fixes it to meet code, a little more than that. then another that creates the central space/lobby that connects the two buildings. Then the one that's already been discussed from the input from the community.

We will need direction, noting we have gross number to go through, neither have great details yet, but gives a general idea.

Jones said I have no presentation and you are aware of efforts to date. We are hoping to understand our next steps. Where do we take design from these two options and at what point a decision will be made to focus on one site or another. The costs presented are based on approximate size of building and a large contingency. As we move through design the contingency will be refined as we know more about the design decisions being made. Fell gave an overview from the construction side giving an overview of splitting the project. Jones and Fell answered Council questions. St. Denis added we suggested that we go to a certain level of prelim design for both if that info helps you as the costs will be more refined, however the relative information will stay the same. Other than spending money to do two schematic designs there is not a lot we can do to help the situation. We do need a decision as soon as possible then we can get more in depth for whichever option is chosen.

Johnson said I took last week to look at options. We wanted to limit the number of options as there are many. We took the ZCS option and three that were priced by Bremik. We are not proposing any of the more cost effective options after going through the programming phase there are a lot that they do not cover. Also, this will be the first time the tribe will see these exhibits which may be disheartening after the programming. Johnson and Brookings presented the options, a copy is included in the record. Johnson gave an overview of the need to sprinkler the building, noting without the sprinkler system we do not feel it can be used as a tourism facility. Johnson and Brookings answered Council's questions. McCarthy asked for written information as to what is involved in all the options.

St. Denis gave an overview of the debt service requirements for Bremik's options adding these will be included in the report. St Denis noted his concerns of moving CH to the cache site. Johnson added a lot of what you in the essence of what is the CBE Rejuvenation project is realized in that last \$2M dollars. For the lower option you lose a lot of the canvas of site to be told. The magic is happening in the last two million.

Jones said I would like to preemptively thank you for the decision you will be making, adding it is a hard one and I appreciate your position. Fell added the benefits of having both facilities at the same site. Jones and Fell answered council's questions.

Knop called for public comment adding to be kind and respectful and limit to 3 minutes.

- Tim Ramey 628 Oak St. spoke in favor of CBE as presented at \$11.9 and distributed a spreadsheet of a potential funding options adding not all information is accurate, a copy is included in the record.
- Erik Ostrander PO Box 97, spoke about the TLT information in the packet adding the packet didn't include the PFT which the tourist will also have to pay. Spoke about the \$1.95 per million funding option, and if using parking speak to speak to Schermerhorn regarding enforcement.
- Deb Atiyeh PO Box 1426 spoke of concerns heard in the town about the projects. Need to focus on what's right instead of what's wrong.
- Lolly Champion PO Box 614, spoke about an email sent in anger and the apology that was then issued and read a prepared statement which has been included in the record.
- Deanna Hammond PO Box 942, suggested a town hall with a more neutral setting, had questions about the CBE costs, noting the email she sent earlier that is included in the record.
- Sam Steidel 123 W 1st – said access on Tolovana mainline is restricted access, spoke of the possibility of grants, donations, volunteer funding and help for CBE.
- Jan Siebert-Wahrmund PO Box 778, spoke about the spirit of this place and the site matter and we need to honor and respect the CBE site.

- Michael Henderson PO Box 1052 – asked about the discussion regarding paid parking, adding I was a part of an ad hoc committee about 20 years ago and hope you consider an ad hoc committee for future paid parking discussions.
- Dick Basch 1126 Ave. F Seaside – spoke in favor of the CBE project and what it has to offer and how the various items benefit several groups.
- Todd Lawson, stressed the importance of not relying on grants and people. It's a good starting point to hang the spirit of the magic. Waiting on grants could take years.
- Randy Neal PO Box 1092, submitted a letter which is included in the record. Gave quotes from past meetings, spoke concerns about CBE and other city projects. Spoke about slowing down.

Knop said I thank you everyone for the kind and respectful presentation.

Cannon Beach Elementary School

Hayes said if I had to make a decision on what we looked at before I would say schematic design as presented minus items that we can work on as a community. There are some things that could be phased in later. Hayes gave an overview of options, a discussion ensued. Knop noted concerns if you put something on back burner that tends to be where they stay. McCarthy asked how it works if we later get a grant when we've already used debt service, St. Denis replied I will get you an answer, but you may use the grant to pay your next debt service payment for. St. Denis gave an overview of the bond for the project. A discussion ensued regarding funding options. A discussion ensued regarding parking for CBE. Hayes said I am not an advocate of the TLT 2% raise and would like to see them stay the same, however the increase would bring in more than what is needed to complete the school and perhaps there is a shuttle in there. We need engagement with lodging and buy in with lodging, a discussion ensued. A discussion ensued regarding a transportation shuttle. Hayes suggested a meeting with three local reps of the lodging industry like Patrick Nofield, Greg Swedenborg, Doug Neely kind of representing their interest in letting us interact with them would go a long way to getting us there and actually listening to their concerns, a discussion ensued.

Knop said we are all in agreement that a public meeting with lodging and the Chamber as part of the process, and we need to do so sooner rather than later. St. Denis said we will set that up. The Chamber has said they'd prefer morning meetings. We will make that happen quickly and also ask that if we are done with CBE we can talk about City Hall. Hayes I said the schematic as presented with some things backed out, but that's what I am saying. Knop added I feel the same way. The process we went through with the community outreach was unbelievable and the work with the tribe and that's the spirit of the project and captured what our community wants and it came in at a bigger price. I think the magic is worth it. Kerr added I am not flipped about the money, I think we can do it. McCarthy said I go along with what you are saying. We need to look carefully at the budget and what we are doing. It is a tourist related facility and just making the classroom chemically stable and cleaning it up it will not be a tourist related facility and then we will really have a funding issue. Ogilvie added I agree with everything everyone said. I would like to feel better about where the money is coming from versus I want to do this and see where the money is coming from. This evening I heard with what seems to conflict about property tax and what I got from the email sent, you'd pay \$32 per thousand, a discussion ensued. Hayes added that conversation is appropriate for CH as well. St. Denis added I am glad to hear what everyone has said. We haven't made a decision yet. If we look to property tax revenue it would probably be a GO bond and need a referral and won't be able to tell bonding company we won't be ready to go until after November, there is a time gap on that. We could go with a different funding source in the short-term basis. Paino said I will check with lodging operators to give options of dates and time, adding an agenda would be good. Paino will research and get back to us. The goal is to have the meeting in the

next 2-3 weeks.

Took break at 8:10 pm. reconvened at 8:16 pm.

Knop said for CH/PD we should start discussion with site. Kerr said I can't image CH being at the cache site it would take away the whole purpose of a city hall, giving examples adding they can walk to CH. I understand the money part and practicality of it. Even if it means doing a PD and postponing CH for a while to have it at this site it's worth doing, a discussion ensued. Hayes said I agree at taking one at a time and starting with EOC at cache site adding I still struggle with CH and we had a robust comment on siting, a discussion ensued. McCarthy said I favor moving CH/PD to cache site if soils can hold it. The idea of CH being the heart of the city was one time a thing, but not necessarily now. If we had a plaza on Hemlock and Gower more people would walk to that and have a gathering spot than they would at CH. We'd still have to raise CH if staying here, a discussion ensued regarding the seismic rating at the Gower location. Jones added the current pricing represents an on grade at this site. The EOC would be at the cache site. In the case of a tsunami there would be significant damage. McCarthy said when we had the outreach we heard don't build in the tsunami zone, a discussion ensued. Knop said I have mixed feeling about moving CH up there. When we bought Southwind I thought that is where it would be. If we were to move both of those facilities would this be a good place for workforce housing and that is something we have to address, and this would be an ideal place for people to work and live. Hayes added we are in the same place. Ogilvie said I've always advocated for this location for CH but to McCarthy's point you can't argue with the cost savings and its real dollars to have both at the cache site. I still feel CH best built here and would love to have workforce housing in this location. I agree with Knop, I am torn but think this is the best location. Knop added the easement issue was something I haven't thought about for a long time. St. Denis said we will investigate that, a discussion ensued. Hayes added because of some of these changes knowing we have to put the PD there, it changes the picture for people to wrap their heads around and would like to hear more public comment to see where we land on that. I realize it will probably cost more; a discussion ensued regarding the Manzanita City Hall project. Hayes said what do you feel about getting PD going and slowing down CH? Ogilvie replied I am not in favor of slowing down CH as that's what happened with all the other councils and that is why we are here and the price will not go down, only up. Regardless of where built would like to keep it moving forward. St. Denis said we can't slow CH down until a decision is made where it will go. We can't do PD at cache site then say we want to double or triple size and want to add to it, a discussion ensued. Knop added since we've known the PD has to be moved due to the code change have we have a public outreach about the topic of CH location, a discussion ensued. Council discussed potential COE dates to discuss the CH site. Discussed the cost of delays. Discussed possible dates/times. A consensus was reached for May 16th at 6pm, will add to flier email thoughts on site for CH. Discussed Geotech and survey for cache site. Jones asked for if wanted to include page to submit with flier, adding got a strong response from writing than in person. Hayes replied I would encourage written comment. Kerr said it needs to make it clear ahead of time that PD and EOC are at Cache site, and knowing that, where would you like city hall, at the Gower site or cache site. It will cost more to have them separated. Discussed format of COE. Kerr said I want to know more about the Manzanita CH project to compare.

McCarthy said Lianne Thompson called and asked if the City would do anything for commemoration for family who has dealt with tragedy. Kerr replied there is a Go Fund Me. Knop added there are some raffles and a lot of community input.

(2) Good of the Order

There was none.

ADJORNMENT

The meeting was adjourned at 9:06 p.m.

ATTEST:

Jennifer Barrett, City Recorder

Barb Knop, Mayor