

Minutes of the
CANNON BEACH CITY COUNCIL
Work Session
Wednesday, August 23, 2023
Council Chambers

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

Excused:

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

Other: CIDA Architect Leslie Jones and Principal Jennifer Beattie in person, Mya Paluch via zoom. Emerick Executive Vice President Jordan Fell in person.

CALL TO ORDER AND APPROVAL OF AGENDA

Knop called the work session to order at 6:00 p.m.

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

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

Knop noted public comment is for anything not part of the main topics of meeting. After each presentation, you will have chance to comment about those projects.

PUBLIC COMMENT

There was none.

DISCUSSIONS

City Hall & Police Station Community Outreach Event

Knop said we are separating the two projects, first will be police department (PD) and after the presentation we will do public comment. Then we'll do the same thing with city hall (CH).

Jones said thank you for giving us the opportunity to present today. Since the June meeting have been busy putting together concepts to share and get feedback. These are conceptual and subject to change and evolve.

Jones presented the conceptual proposed site plan for PD, giving an overview of the plans. Jones answered the Council's questions. Fell gave an overview from the construction side.

Knop said it is time for comment we are kind and response of when we make our public comments.

- JSW PO Box 778 Cannon Beach. Thank you CIDA so much, I loved the first one. I read somewhere there was 6,000 sq ft but tonight mention was 5,000 sq ft, and heard Jason was comfortable with 5,000, which is my preference. We are not a big town and would like to have some sort of tweaking from 6,000, but 5,000 would be ok. The first one is beautiful.
 - Jones noted what you are looking at is between the two, it's at about 5,500 and as we work through the adjacencies and efficiencies our goal is to get back down to the 5,000 goal.
- Sam Steidel PO Box 501 Cannon Beach. Historically geographically this is not a landslide area in itself, the hillside to the southeast could be and could fall down on top of it. This is actually a gully wetland that was filled by either sewer ponds or overpass, or parts of both. This is all uncompacted fill. The hillside according to Tom Horning is very secure and never slid in the past like the area of the Southwind site. On the site plan, my first reaction is there is a lot of wiggle room that could go with the site. I think there are possibilities that could make potential future spaces.
- Les Sinclair PO Box 1394, Thank you CIDA and I loved it. My question is emergency operations. I always assumed once split we would have all city records electronic in a hardened facility so they could be accessible after we lost the CH in an event. I don't see that now. This facility having best possible emergency power capabilities are important.
 - R Barrett replied that is the intention. There in an IT closet in the back and that's where the gear will go.

Knop said we are moving on to City Hall

Jones presented City Hall conceptual floor plans and building. Jones and Fell answered the Council's questions. Discussed the requirements for renewable energy. Discuss timing of the projects.

- Sam Steidel PO Box 501. This is conceptual. The big danger with presenting conceptual plan is people lock onto them and think that is, but it's not and things will change. I'll be offering my thoughts to Jennifer and Leslie after I've been able to review online.
- Jan Siebert-Wahrmund PO Box 778, With the back parking lot, I hope you won't harm any trees. We worked really hard in past years to keep the trees and neighbors have wanted that protection. Design aesthetic I prefer the 2nd building maybe because it's more similar to what we have or maybe the trees on the Gower Street side. Would love to have as many trees as possible, it's what makes our town so beautiful and we are looking some every day. If you can tweak it back and am grateful that it's not bigger than we have now. With the plaza in front are you envisioning brick plaza, I personally would go with less plaza and more landscaping.
 - Jones said we have Joyce Jackson the landscape architect who started to look at this and explore ideas for what the plaza can become.
- Lolly Champion PO Box 6. I want to bring up question from my email about the green part. I like the fact that you brought it up but it still seems very nebulous to me about the intent to make sure that we use things like low water toilets. We now have the windows that are solar windows

- that do a multiple part of jobs and the incentives for these taxwise and through manufacturing etc. and plus from all that I've been able to read the state is going to mandate more of this by
- 2025. Instead of retrofit, this should move up from try to do to first priority to lessen the use of fossil fuels. I didn't hear that it's gone but doesn't sound like a high priority. Thank you for your presentation and time and hope you consider green to be an important part of the cost analysis of the buildings.
 - Ren Sped Box 794. Have we hired arch and contractor, St. Denis replied yes. Sped said it seems to me you put plans to bid to contactors, St. Denis gave overview of the CM/GC process. Ren added I would rather see a base price then come back if more money needed instead of having contingency now.
 - McCarthy noted when we did the CM/GC we did do a competitive award process.

McCarthy asked what's the next process. St. Denis asked are you ready to select a floor plan, which drives the elevations or do you want further development and come back to you. This is something you need to decide. It doesn't have to be tonight but will need to be soon. Beattie added things will change, we are still having discussion and consultants adding input. We are just asking for direction on which you prefer so we can start marching that way. Kerr said for CH options, I love the offset chamber, but if it's more expensive I'd rather the money be put into more green techniques. Hayes said I agree. McCarthy said I agree.

St. Denis said the floor plan drives the elevation and from staff preference there is a strong plan for the first option. It separates the public from staff areas better and provides more security. Whether or not the chamber is tilted, we can probably make adjustments. Hayes said I agree I like this one too, but the lower cost swayed me. Kerr asked what's the cost different, Fell replied it is approx. \$100,000. St. Denis added then you offset the security concerns. Ogilvie asked does staff feel this is more efficient, St. Denis replied yes. Ogilvie noted that would be my desire. It would be more efficient and have better longevity and not have to remodel. I would like to be able to represent something that will be fairly long lived.

Beattie said as we decouple you can say yes or need more exploration. St. Denis asked are you relatively comfortable with PD, Ogilvie replied yes. St. Denis said if ok with you we'll come back and show you as things progress. Ogilvie asked do you need direction for PD, Jones replied with the feedback received we can enough to come back with a more refined plan to then get approval to move forward with.

Beattie said for us if you have a strong preference for one or have liking to something in two better than one, if we had guidance from you that would help us for CH. Kerr said if staff preferred one over the other that means a lot to me as long as that's not going to take anything away from green construction. I like the looks. Hayes added design wise I like it better too, a discussion ensued. Hayes asked are we option 1? Ogilvie said for a layout standpoint, but am not particularly invested in that the design concept. Beattie replied we can take elements from one to the other, if there is one that caught your eye more we can integrate. Council shared their thoughts on the exterior. Beattie said I think what we are hearing is the scale is appropriate, proceed with the angled option and come back and present a combined refined one. Hayes said would like to see more trees. Jones replied there will be more trees, we are waiting for the survey to come back. Ogilvie said the current building is quite tall for single story, is the proposed structure going to be less tall, Jones replied yes the ridge is slightly less tall than the existing building.

St. Denis added one of things we did in a CH previous project I was a part of, was an art gallery in the

Chamber. It had a professional hanging system. You wont have as many windows as you would because you wont have the display space. Think about it, and if you like that idea. It was changed every two months. If you are going to do that then the chamber needs to be designed from the inside opposed to the outside. Would like you to think about that, a discussion ensued. Jones added with the chamber there is flexibility with the dimension with relation to dais and the community, whether more square or longer, etc. These are things we will be coming back to ask you. Discussed chamber options. Discussed acoustics.

Knop thanked everyone.

Close Work Session and Start Special Meeting

(2) Open Session

Knop asked does anyone wish to make a motion from the executive session?

Motion: Hayes moved to waive the attorney client privileges on the final engineers report from Windsor Engineers; Ogilvie seconded the motion.

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

(3) Good of the Order

St. Denis said regarding the \$5,000 donation for vegetation removal at Little Pompey, we asked if funds could be used for hand removal, they agreed and they delivered a check. This is the right time to do it, we'd like to schedule as quickly as can, but requires us to do a budget transfer, and this will be on the 9/5 meeting. However, we would like to move forward to schedule the work so we don't miss the window, Council agreed.

St. Denis said Pacific Power changing out transformers that are a fire issue. The work will be done by Asplund on Friday and Saturdays and if they find other issues, they may address them. They have older equipment that's a fire hazard and they want to eliminate them. these will start soon and will keep going until they are done.

Kerr said I talked to Dick Basch and he would like to be a member of the committee. For him it's important that he be a committee member and he feels it's the right thing to do. It makes sense to have a tribal member on the committee. McCarthy added Deb Atiyeh would like to be a member too, a discussion ensued. Hayes said we have a notice out for our next committee meeting and asked if everyone wanted to continue on committee. Knop said we will address that at the first meeting if no one leaves and see if we need to do a resolution change. Hayes noted the next meeting not scheduled but have an email out.

J Barrett gave overview of the September meetings.

St. Denis said around this time each year asked council if we can add an extra holiday to the Christmas/New year time. We try to give employees two 4 days weekends. Discussed how the dates would work. Council consensus for 12/29 and will bring back for approval.

ADJORNMENT

The meeting was adjourned at 8:02 p.m.

ATTEST:

Jennifer Barrett, City Recorder

Barb Knop, Mayor