

**TOLEDO CITY COUNCIL
REGULAR MEETING**

February 3, 2021

6:00 p.m.

1. CALL TO ORDER

Mayor Rod Cross called the meeting to order at 6:00 p.m. electronically via Zoom in Toledo, Oregon.

Present	Absent	
X		Mayor Rod Cross
X		Council President Joshua Smith
	X	Councilor Jackie Kauffman
X		Councilor Heather Jukich
X		Councilor Bill Dalbey
X		Councilor Todd Michels
X		Councilor Betty Kamikawa

Staff present: City Manager (CM) Judy Richter, City Recorder (CR) Lisa Figueroa, Police Chief (PC) Michael Pace, Fire Chief (FC) Larry Robeson, City Attorney (CA) David Robinson, Library Director (LD) Deborah Trusty

Visitors present: John Mix, Craig Lash, Sheila Stiley, Dustin Capri, Rachael Maddox-Hughes

2. PRESENTATIONS

Northwest Coastal Housing

Executive Director Sheila Stiley addressed the Council. She indicated she toured the City's four acre lot and said their organization is interested in bringing affordable housing to Toledo. She said they are slated to build 14 units within the next year. She said their organization has the capability of submitting an application project by March 24, but they would need an executed Purchase and Sale Agreement with stipulations such as being ready for sale within 36 months from receipt of funding. She said this would have to be a land lease process, which means the land will be held by a trust for a specific amount of time [up to 40 years]. She said this would apply to people within the 80% or below percentile. She indicated the rental property is not eligible for that funding, however the small development and veteran fund will be available in July. She indicated those funds would be compatible with the rental property, however there are some due diligence documents that will need to be executed as well. Mayor Cross indicated if the Council is interested in pursuing the project, then a public hearing needs to be held to meet the March 24 deadline. There was a consensus of the Council to consider the project, sell the property and hold a public hearing.

3. VISITORS/PUBLIC COMMENT

John Mix, resident addressed the Council and read from a prepared statement in regards to comments made by Councilor Dalbey.

4. CONSENT AGENDA

Consider approval of Minutes from the Regular Meeting held January 6, 2021 and the Executive Session Minutes from January 20, 2021.

CP Smith noted page 4, line 15 should read as, "...newsletter will..."

Motion – It was moved and seconded (Smith/Jukich) to approve the Consent Agenda as amended and the motion carried unanimously.

5. DISCUSSION

There were no items for discussion.

6. DECISION ITEMS

Decision on economic support for the Blackberry Hill Development project

CM Richter indicated several items have been considered to support the Blackberry Hill project. She noted a letter of support was provided several months ago and the Council discussed the waiver of System Development Charges (SDC) fee, road infrastructure and/or the City incurring the costs to install a fire hydrant. She referred to the information included in the packet regarding the costs for the listed options and the City Attorney's opinion in regards to waiving the SDC fees. She noted the City is required by law to make the SDC fund whole so any waiver of fees from that fund would have to be supplemented from the General Fund. She indicated the cost of the fire hydrant would cost approximately \$7,000 not including staff time and is something the City may be able to accomplish. The Council asked clarification questions in regards to the waiver of fees. CA Robinson recommended the Council set a standard that they can apply to all similar requests (e.g. forgiving \$10,000 for all nonprofit organizations) because if they do not, there could be a perception of favoritism. The Council referred to page 13 of the packet and asked Ms. Stiley for clarification on the allowances listed on the project. Ms. Stiley replied that page is part of the construction contract with the contractor to do the development.

Ms. Stiley introduced Dustin Capri, the project architect. There was discussion on how difficult it would be to build on that property. Ms. Stiley said they would like to break ground as early as June. Mr. Capri said they have a deficit and the project will happen/not happen based on whether they can fill that gap. He indicated the road improvements would be minimal with the exception of widening the street to allow enough turning area for a firetruck. The Council discussed possible options.

Motion – It was moved and seconded (Smith/Michels) to approve \$50,000 in roadwork, installation of a fire hydrant, dirt fill to be dumped at the Toledo Industrial Property, a ten (10) year term on the System Development Charges and direct the City Manager to add a budget item for consideration by the Budget Committee this year for \$10,000 on forgiveness in System Development Charges to support the Blackberry Hill Development project.

Councilor Jukich questioned what would happen if the Toledo Industrial Property sold. It was noted it could be included as a condition of the sale. Following discussion, the motion carried unanimously.

Resolution No. 1457, A resolution to host the Main Street Program initiative and to support the Arts Revitalization of Toledo

Mayor Cross provided some background information on the Arts Revitalization project and indicated a group of stakeholders including City staff has been working with Sequoia Consulting to re-establish arts in the community and promote economic development. He indicated the group will launch phantom galleries in the next couple of months showcasing local artists. CM Richter added this resolution is to host the Main Street program initiative and she may present additional information to the Council in regards to grants, resolutions, etc. for technical assistance.

Ms. Maddox-Hughes provided information on the Arts Revitalization program and the opportunities available through that program as well as the Main Street program. Councilor Kamikawa suggested they reach out to veterans and homeless groups for art submissions.

Motion – It was moved and seconded (Smith/Dalbey) to adopt Resolution No. 1457 to host the Main Street Program Initiative and to support the Arts Revitalization of Toledo and the motion carried unanimously.

7. REPORTS AND COMMENTS

The Department Directors provided annual reports to the Council:

- Administration
- Police Department
- Fire Department
- Library Department
- Municipal Court
- Information Technology (IT)
- Planning Department

Each Department Director listed accomplishments in the last year and goals for the next fiscal year (copies of the reports are included in the archived packet). Mayor Cross commended CM Richter for her ability to manage the daily changes that occurred through the coronavirus (COVID-19) pandemic. CM Richter noted the Public Works Department annual report will be provided at the next meeting.

CM Richter referred to the IT capital expenditure update, which includes software and a server update. The Council questioned whether public cameras could be installed that allow the public to access them to see road conditions. CM Richter replied she would look into it and report back to the City Council.

There was discussion in regards to Measure 110 and its impact on calls the Police Department handles. The Council inquired about a replacement for the fire command vehicle and FD Robeson reported the Department found another one through the same company. CP Smith suggested the library acquire the Oregon Coast Quest Book, which is a book about geocaching to encourage families to get outside.

CM Richter reported on improvements that need to be made to the Public Safety building. She reported one corner of the proposed area for the carport has sunk, so staff proposed to tear off the

carport and rebuild it, as well as add new siding and a new roof. She said the current atrium has huge water leaks and the atrium would need to be removed completely.

CM Richter provided some information on the Mill Creek line improvement and noted PWD Zuspan has a three year plan for this project. She said he believes a large portion of the project can be completed by our public works staff. She reported staff found that there is a manhole cover in a resident's garage. There was discussion about challenges staff faces in regards to the sewer system.

Mayor Cross noted to the Council, it is time to conduct evaluations for CM Richter. He asked the Council to forward their evaluation to him or CP Smith.

8. ADJOURNMENT

The meeting adjourned at 9:02 p.m.

ATTEST:

APPROVE:

/s/City Recorder Lisa Figueroa

/s/Mayor Rod Cross