

City Council Meeting Minutes

THURSDAY April 15, 2021

VIA CONFERENCE CALL

Phone: 425-436-6318

Access Code: 752011*

CITY OF COLUMBIA CITY, COLUMBIA COUNTY, OREGON

AGENDA ITEM 1 **CALL TO ORDER/ROLL CALL:**

CONVENED:

Mayor Casey Wheeler called the Regular Meeting to order at 6:15 pm. Public access and comment was available via published conference call number.

COUNCIL MEMBERS PRESENT:

Mayor Casey Wheeler
Councilor Gordon Thistle
Councilor Katrina Claridge
Councilor Jeff Reinan
Councilor Sue Ziglinski

COUNCIL MEMBERS ABSENT:

None

ALSO PRESENT:

Mike McGlothlin, City Administrator/Recorder
Lauren Scott, Contracted City Planner

ATTORNEY PRESENT:

None

A quorum was present and due notice had been published.

AGENDA ITEM 2 **CITIZEN INPUT:** Ray Biggs, of 1535 Fourth Street, provided input to Council for Agenda Item No. 7.2. See minute's entry for that item number below. River Club Estates Representative, Shelly Sandford, and John Heller, of 35 100th Avenue NE, Bellevue, Washington, provided input to Council for Agenda Item No. 7.5. See minute's entry for that item number below.

AGENDA ITEM 3 **COUNCIL REPORTS:**

3.1 Minutes of the April 6, 2021 Parks Committee Meeting (Chair Claridge).

Written minutes from this committee meeting were submitted with the Council agenda.

AGENDA ITEM 4 **STAFF REPORTS:**

4.1 Activity Report from the Public Works Superintendent: A written report from Public Works Superintendent, Micah Rogers, was submitted for the previous months activities.

4.2 Activity Report from the Police Operations Sergeant: A written report from the

Police Operations Sergeant, Jerry Bartolomucci, was submitted for the previous months activities.

AGENDA ITEM 5 CONSENT AGENDA:

5.1 Bills paid with check numbers 33049 through 33103 during the month of March, 2021.

5.2 Financial Report for the month ending March 31, 2021.

5.3 Minutes of the March 11, 2021 Special City Council Meeting.

5.4 Minutes of the March 18, 2021 Regular City Council Meeting.

COUNCIL APPROVED THE CONSENT AGENDA BY UNANIMOUS ROLL CALL VOTE.

AGENDA ITEM 6 UNFINISHED BUSINESS: None

AGENDA ITEM 7 NEW BUSINESS:

7.1 Review, discussion and approval of a Structure In Unimproved Right-of-Way Permit Application; as submitted by Douglas Calkins of 555 K Street.

MOVED (THISTLE), SECONDED (REINAN), AND APPROVED UNANIMOUSLY TO APPROVE THE PERMIT AS SUBMITTED.

7.2 Review, discussion and approval of a Structure In Unimproved Right-Of-Way Permit Application; as submitted by Nick S. Clark Masonry Inc., on behalf of Beverly Markstrom of 450 M Street.

RAY BIGGS PROVIDED COMMENT AS TO THE CONSIDERATION OF THIS PERMIT'S APPROVAL. MR. BIGGS PROVIDED COUNCIL WITH A SUMMARY OF HIS EXPERIENCE WITHIN THE DISCIPLINES INVOLVED AND ALSO PROVIDED A HISTORY OF THE AREA. MR. BIGGS SHARED THAT THE FENCING AT THE PROJECT AREA EXCEEDS THE SIX FOOT MAXIMUM HEIGHT UNDER THE ORDINANCE, AND THAT HE OPPOSES APPROVAL OF THE SUBMITTED PERMIT WITHOUT STREET IMPROVEMENTS AS WOULD BE REQUIRED OF A DEVELOPER. AT THE CONCLUSION OF MR. BIGGS SPEAKING, AND AFTER INITIAL DELIBERATION, COUNCIL DECIDED TO TABLE THE PERMIT REQUEST UNTIL SUCH TIME AS THE COUNCIL CAN CONDUCT A SITE REVIEW OF THE PROJECT. COUNCIL THEN DIRECTED THE CITY ADMINISTRATOR TO COORDINATE THE SITE VISIT WITH THE PROPERTY OWNER AND APPLICANT.

7.3 Review, discussion and approval of the Columbia City Policy Goals and Objectives for the 2021-22 Budget Year, as submitted by the City Administrator.

MOVED (REINAN), SECONDED (ZIGLINSKI), AND APPROVED UNANIMOUSLY TO APPROVE THE 2021-22 POLICY GOALS AND OBJECTIVES AS SUBMITTED.

7.4 Council Bill 21-924: A Resolution Authorizing a Transfer of Appropriations within the General and Street Funds During the Fiscal Year Beginning July 1, 2020.

MOVED (THISTLE), SECONDED (REINAN), AND APPROVED UNANIMOUSLY TO APPROVE COUNCIL BILL 21-924.

7.5 Review, discussion and guidance in regards to memorandum, dated April 8, 2021, from the contracted City Planner.

THE CITY ADMINISTRATOR BRIEFED COUNCIL ON THE RIVER CLUB ESTATES (RCE) R-3 HISTORY AND THE MEASURES TAKEN TO ADDRESS THE ISSUE TO DATE. LAUREN SCOTT, THE CITY'S CONTRACTED CITY PLANNER, REVIEWED THE OPTIONS FOR ADDRESSING THIS MATTER AS THEY WERE DOCUMENTED IN HER MEMORANDUM, DATED APRIL 8, 2021. THIS MEMORANDUM WAS ATTACHED TO THE CITY COUNCIL'S AGENDA SEEKING GUIDANCE FOR THE PATH FORWARD IN BOTH RESOLVING THE RCE R-3 ZONING ISSUE AND ALSO TO ADDRESS THE CITY'S SUPPORT OF OREGON'S STATE GOAL 10 IN RELATION TO THE ADDITION OF HOUSING WITHIN THE CITY.

RCE REPRESENTATIVE, SHELLY SANDFORD, STATED TO COUNCIL THAT THE SHARED WALL STRUCTURES LOCATED WITHIN RCE ARE SITED WITH THE SHARED WALL BEING LOCATED ON THE PROPERTY LINE AND ALSO CLARIFIED USE WITHIN THE R-3 ZONE.

RCE PROPERTY OWNER, JOHN HELLER, EXPRESSED TO COUNCIL HIS SUPPORT OF THE OPTION OF STAFF CREATING A ZONING OVERLAY FOR JUST THE PROPERTIES WITHIN THE RCE THAT WOULD PERMIT SINGLE-FAMILY DWELLINGS OUTRIGHT. MR HELLER ALSO EXPRESSED HIS SUPPORT OF THE ADDITION OF TRIPLEXES/QUADPLEXES AS OUTRIGHT PERMITTED USES IN THE R-2 ZONE TO INCREASE THE CITY'S HOUSING CAPACITY.

COUNCILOR THISTLE ASKED CLARIFICATION QUESTIONS REGARDING WHAT THE OVERLAY WOULD ALLOW FOR SINGLE-FAMILY RESIDENCES AS WELL AS STATE HOUSING REQUIREMENTS. LAUREN SCOTT CLARIFIED THAT THE OVERLAY WOULD PERMIT SINGLE-FAMILY HOUSING TO BE BUILT WITHIN THE RCE AND ALSO PROVIDED AN OVERVIEW OF STATE GOAL 10 AS IT APPLIES TO HOUSING INVENTORY VERSUS AFFORDABLE HOUSING. ADDITIONALLY, COUNCILOR REINAN ASKED A FOLLOW UP QUESTION IN REGARDS TO COMMON WALL HOMES WHERE THE COMMON WALL WAS LOCATED ALONG A PROPERTY LOT LINE. LAUREN SCOTT ALSO CLARIFIED THAT UNDER THE COLUMBIA CITY CODE THESE TYPES OF HOMES WERE DEFINED AS "TOWN HOMES" EVEN IF ON SEPARATE LOTS.

AT THE CONCLUSION OF CITIZEN INPUT AND THE DISCUSSION BY COUNCIL, BY UNANIMOUS ROLL CALL VOTE, THE CITY COUNCIL VOTED TO APPROVE THAT STAFF DEVELOP A ZONE OVERLAY FOR JUST THE PROPERTIES WITHIN THE RCE THAT WOULD PERMIT SINGLE-FAMILY DWELLINGS OUTRIGHT AND TO ADD TRIPLEXES/QUADPLEXES (TYPES OF MULTI-FAMILY HOUSING) AS OUTRIGHT PERMITTED USES IN THE R-2 ZONE TO INCREASE THE CITY'S HOUSING CAPACITY.

7.6 Review, discussion and approval of Intergovernmental Agreement for the Columbia County Major Crimes Team.

MOVED (CLARIDGE), SECONDED (THISTLE), AND APPROVED UNANIMOUSLY TO APPROVE THE INTERGOVERNMENTAL AGREEMENT AS SUBMITTED.

7.7 Review, discussion and approval of the Adoption of the Columbia County Deadly Physical Force Plan.

MOVED (REINAN), SECONDED (CLARIDGE), AND APPROVED UNANIMOPUSLY TO APPROVE THE PLAN AS SUBMITTED.

AGENDA ITEM 8

OTHER BUSINESS:

8.1 The City Administrator/Recorder and Council discussed the following issues and activities:

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Oral testimony was given, with written testimony submitted, to the Oregon Joint Ways and Means Committee by the City Administrator in regards to support for funding of water and sewer infrastructure projects on behalf of Columbia City. It is unknown as to when the City will receive feedback as to the results of the testimony or to the extent that funding will be received. A request for \$1.1 million in water and sewer infrastructure project funding was made in the course of this oral and written testimony.

The budget formulation process is on track with the scheduled release of the proposed budget to take place at 8:00 am on Friday May 28, 2021. Hard copies will be available for pick up at the City Hall front desk by members of the Budget Committee and City Council. A hard copy for citizen inspection will also be available at the City Hall front desk with a copy also posted to the City's website.

City staff has completed work on the initial compilation of the projects list for expense through the 2021 ARPA. Project list will be prioritized and further discussion with Council will take place as more information is received from the Department of the Treasury. First disbursement is expected in May of 2021 with the second disbursement taking place approximately in May of 2022. Funds under this act have to be spent by December 31, 2024.

The upper reservoir project is on schedule to be completed by May 15, 2021. The Rivers Walk Project, first phase of the trail along the McBride Creek, will have a dedication ceremony to start the construction phase and is set to be completed by October 31, 2021. The City's Septic Tank/Sewer Main Project has completed scope of work and initial engineering. This project is expected to be completed by December 31, 2021.

AGENDA ITEM 9 ADJOURNMENT

- 9.1** There being no further business to come before the Council, the meeting adjourned at 7:06 pm.

APPROVED:

Casey Wheeler
Mayor

ATTEST:

Michael S. McGlothlin
City Administrator/Recorder