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**City of Florence
City Council Regular Session
Florence City Hall
250 Hwy 101, Florence, Oregon
Final Action Minutes
May 6, 2024**

Councilors Present: Mayor Ward, Councilors Sally Wantz, Bill Meyer, Jo Beaudreau, and Robert Carp.

Councilors Absent: None.

Staff Present: City Manager Erin Reynolds, City Recorder Lindsey White, Assistant City Manager Megan Messmer, Police Chief John Pitcher, Finance Manager Lezlea Purcell, Economic Development and Communications Analyst Chantelle Meyer, and Management Analyst Peighton Allen.

Guests Present: None.

Handout: 5.6.24 City Council Meeting Base Presentation

CALL TO ORDER - ROLL CALL - PLEDGE OF ALLEGIANCE

Meeting called to order at 5:30 p.m.

PRESENTATIONS & ANNOUNCEMENTS

- 2024 Rhododendron Festival Month Proclamation and Introduction of the Court.

Start Time: 5:31 p.m.

Discussion: The Rhododendron Festival Court introduced themselves and Mayor Ward presented the 2024 Rhododendron Festival Proclamation. City Manager Reynolds presented one carnival pass from the City of Florence as a gift to each member of the Rhododendron Festival Court.

- Proclamations for Bike Month, Economic Development Month, Police Week, and Drinking Water Week.

Start Time: 5:45 p.m.

Discussion: Mayor Ward presented the Bike Month proclamation to Planner Clare Kurth. Planner Kurth discussed National Bike Month.

Start Time: 5:49 p.m.

Discussion: Mayor Ward presented the Economic Development Month proclamation to Economic Development and Communications Analyst Chantelle Meyer.

Start Time: 5:52 p.m.

Discussion: Mayor Ward presented the National Police Week proclamation to Police Chief John Pitcher, Lieutenant Len Larson, Officer Rob Merryman, and Officer Aaron Couture.

Start Time: 5:56 p.m.

Discussion: Mayor Ward presented the National Drinking Water Week proclamation to Public Works Director Mike Miller. PWD Miller introduced the Water Division staff.

1. **PUBLIC COMMENTS**

This is an opportunity for members of the public to bring to the Council's attention any item not otherwise listed on the agenda.

Start Time: 6:04 p.m.

Commenter 1: Ms. Sue Jones – Florence, OR

Handout: Speaker's Card and Written Comments

Discussion: Ms. Jones discussed...

- Thanking the City Council for all the time, energy, and thought spent working on the details of the Zoning Code for homeless camping in Florence.
- Encouraging City Council to address the other side of the issue of where homeless can safely shelter in Florence.
- Keeping in mind that Florence is fortunate to have many well-organized volunteers willing to help.

Start Time: 6:06 p.m.

Commenter 2: Ms. Ivy Medow – Florence, OR

Handout: Speaker's Card and Written Comments

Discussion: Ms. Medow discussed...

- Egan Warming Center will be having a zoom meeting on May 7 with their volunteers speaking about their experiences dealing with the ice storm that happened in January 2024. Encouraging City Council to join this meeting.

Start Time: 6:09 p.m.
 Commenter 3: Mr. Michael Allen – Florence, OR (via videoconference)
 Handout: Speaker's Card and Written Comments
 Discussion: Mr. Allen discussed...

- An overview of the Tacoma Washington 2030 Climate Action Plan.

PUBLIC HEARING ITEMS

2. NORTHWEST 9TH STREET REAL ESTATE TRANSACTION PUBLIC HEARING A. PUBLIC HEARING ON NW 9TH STREET REAL ESTATE TRANSACTION

Hear and consider written and oral testimony regarding the proposed sale of City property located between Greenwood Street and the undeveloped platted right-of-way (ROW) of Fir, 10th, and 11th Streets, north of 9th Street for Tax Lots 01100 and 01200, Map 18-12-27-31 in the City of Florence, Lane County, Oregon.

Start Time: 6:13 p.m.
 Process Reading: CR White read the Public Hearing Script and officiated the procedures.
 Handouts: Public Hearing Script

Public Hearing: Opened at 6:14 p.m.

Start Time: 6:15 p.m.
 Discussion: CM Reynolds presented the staff presentation.
 Handouts: Staff Presentation
 Discussion: The City Council discussed...

- No discussion.

Start Time: 6:40 p.m.
 Discussion: Applicant Layne Morrill representing Our Coastal Village, Inc. discussed...

- Background on how he became involved in affordable housing.
- Description of the Oak Manor Apartments project in Florence and the amenities of the complex.
- Proposed vision for apartments and Early Learning Facility (ELF).

- Funding through grants.
- Handouts: Staff Presentation
- Discussion: The City Council discussed...
- Well thought out project and highlighting the alley for dropping off children safely.
 - Oak Manor Apartments is a class act.
 - Respecting your presentation. Project in Yachats is a very attractive building. Overall look is very architecturally appealing.
 - This serves as an incredible partnership.
 - Incredible idea to include an Early Learning Facility with your project.
- Comments: Councilors Carp, Wantz, Meyer, and Beaudreau, and Mayor Ward.
- Start Time: 7:00 p.m.
- Proponent 1: Ms. Holly Mar-Conte, Onward Eugene representative (via videoconference)
- Handout: Speaker's Card
- Discussion: Ms. Mar-Conte discussed...
- Partnerships for child care in Florence.
 - Urgency for child care in the Siuslaw region. Access available for about 10% of the children needing child care in the region.
 - Local partners have struggled to find facility space to increase the supply of child care.
- Start Time: 7:06 p.m.
- Proponent 2: Ms. Charleen Strauch, Executive Director of Head Start of Lane County (via videoconference)
- Handout: Speaker's Card
- Discussion: Ms. Stauch discussed...
- This project meets two needs – housing and child care.
 - In complete support of this project.
- Discussion: The City Council discussed...
- No discussion.
- Public Hearing: Closed 7:09 p.m.
- Discussion: Staff discussed...
- The Council, as the City, is a landowner selling a piece of property. If being in agreement with moving forward with this transaction, there are still other steps in the

process that will involve the City in other regulatory ways, such as Land Use, building permits, public works, and other administrative items and programs such as System Development Charges, other fees, and the Multi-Unit Property Tax Exemption (MUPTE) process. There is no assumption of Land Use or administrative approval just by selling the property. This is the first step of the process.

Comments: CM Reynolds

B. NW 9TH STREET REAL ESTATE TRANSACTION

Consider authorizing the sale of the Northwest 9th Street city owned properties for Tax Lots 01100 and 01200, Map 18-12-27-31 as discussed during the April 15, 2024 City Council meeting and authorizing the execution of the Real Estate Purchase and Sales Agreement (REPSA) based upon the agreed upon terms and all other necessary documents to complete the transaction on behalf of the City.

Action:	Authorize the execution of the Real Estate Purchase and Sales Agreement (REPSA) for the property located as discussed during the May 6, 2024 City Council meeting. And authorize the City Manager to sign and execute all necessary documents to complete the transaction on behalf of the City.
Motion:	Councilor Carp
Second:	Councilor Beaudreau
Roll Call:	Councilor Carp, 'Aye' Councilor Wantz, 'Aye' Councilor Meyer, 'Aye' Councilor Beaudreau, 'Aye' Mayor Ward, 'Aye' Motion passes 'unanimously'

Council took a break from 7:14 p.m. to 7:21 p.m.

3. 35TH STREET AND RHODODENDRON DRIVE INTERSECTION IMPROVEMENTS AND MULTI-USE PATH REIMBURSEMENT DISTRICT PUBLIC HEARING

A. PUBLIC HEARING ON REIMBURSEMENT DISTRICT

Hear and consider written and oral testimony regarding the completion of a reimbursement district for the 35th Street and Rhododendron Drive Intersection Improvements and Multi-Use Path Construction Project.

Start Time:	7:21 p.m.
Process Reading:	CR White read the Public Hearing Script and officiated the procedures.
Handouts:	Public Hearing Script

Public Hearing: Opened at 7:22 p.m.

Start Time: 7:22 p.m.

Discussion: PWD Miller presented the staff presentation.

Handouts: Staff Presentation

Discussion: The City Council discussed...

- City is being paid back through building permit process? What triggers reimbursement?
- Understanding EDU's (Equivalent Dwelling Units).

Comments: Mayor Ward and Councilor Wantz.

Discussion: Staff discussed...

- That is one way through building permits to activate reimbursement.
- Developer agreed on principal to do some things, that Land Use approval has expired.
- Wanting to memorialize this to recapture costs.
- It is tied to the property.
- Lot 1 is not participating in the intersection improvements.

Comments: PWD Miller.

Public Hearing: Closed 7:35 p.m.

B. 35TH STREET AND RHODODENDRON DRIVE INTERSECTION REIMBURSEMENT DISTRICT

Consider approval of **Resolution No. 7, Series 2024**, a resolution approving the completion of the 35th Street and Rhododendron Drive Reimbursement District.

Start Time: 7:35 p.m.

Action: Approve Resolution No. 7, Series 2024 as presented.

Motion: Councilor Wantz

Second: Councilor Meyer

Roll Call: Councilor Beaudreau, 'Aye'

Councilor Meyer, 'Aye'

Councilor Wantz, 'Aye'

Councilor Carp, 'Aye'

Mayor Ward, 'Aye'

Motion passes 'unanimously'

4. RHODODENDRON FESTIVAL VENDOR FAIR STREET CLOSURE REQUEST
A. PUBLIC HEARING ON STREET CLOSURE

Hear and consider written and oral testimony regarding the proposed closure of Maple Street from 1st Street to Bay Street in Old Town from Friday May 17th to Sunday May 19th, 2024 for the Rhododendron Festival Vendor Fair.

Start Time: 7:35 p.m.

Process Reading: CR White read the Public Hearing Script and officiated the procedures.

Handouts: Public Hearing Script

Public Hearing: Opened at 7:36 p.m.

Start Time: 7:36 p.m.

Discussion: FM Purcell presented the staff presentation.

Handouts: Staff Presentation

Discussion: The City Council discussed...

- Clarification of start date of street closure and of hours of closure.

Comments: Councilor Beaudreau.

Discussion: Staff discussed...

- Start date of street closure is Friday May 17th starting at 7:00 a.m. through Sunday May 19th through 7:00 p.m.

Comments: CM Reynolds

Public Hearing: Closed 7:44 p.m.

B. STREET CLOSURE APPROVAL

Consider approval of the street closure application as applied for by the Florence Area Chamber of Commerce.

Start Time: 7:44 p.m.

Action: Approve street closure application as applied for by the Florence Area Chamber of Commerce.

Motion: Councilor Beaudreau

Second: Councilor Meyer

Roll Call: Councilor Carp, 'Aye'

Councilor Wantz, 'Aye'

Councilor Meyer, 'Aye'

Councilor Beaudreau, 'Aye'

Mayor Ward, 'Aye'

Motion passes 'unanimously'

ACTION ITEMS

5. COMMUNITY ORIENTED POLICE SERVICE (COPS) GRANT APPLICATION

Consider approval of **Resolution No. 8, Series 2024**, a resolution authorizing the City of Florence, Oregon to apply for a grant from the United States Department of Justice, Community Oriented Policing Service (COPS) to assist with funding of the School Resource Officer (SRO).

Start Time: 7:45 p.m.
Discussion: Police Chief Pitcher presented the staff presentation.
Handouts: Staff Presentation

Discussion: The City Council discussed...

- No discussion.

Action: Approve Resolution No. 8, Series 2024 as presented.
Motion: Councilor Meyer
Second: Councilors Beaudreau/Carp
Roll Call: Councilor Beaudreau, 'Aye'
Councilor Meyer, 'Aye'
Councilor Wantz, 'Aye'
Councilor Carp, 'Aye'
Mayor Ward, 'Aye'
Motion passes 'unanimously'

6. STATE OF OREGON LEGISLATIVE APPROPRIATION FOR A CITY OF FLORENCE WATER, SEWER, AND WASTEWATER INFRASTRUCTURE

As identified in Senate Bill (SB) 1530 of the 2024 Oregon Legislative Session, the City of Florence was awarded a direct allocation of \$1.9 Million of General Fund appropriation as managed by Business Oregon. The purpose of this appropriation is to fund infrastructure improvements for the NW 9th Street neighborhood to stimulate develop of housing units. Prior to moving forward with applying for the grant award and filling out the required grant contract intake form, the City Council will hear a report from staff regarding the terms of the grant agreement and consider providing the City Manager with authorization to proceed with preparing a response to the State demonstrating the City's eligibility to receive the funding as an infrastructure project to support the development of housing under the bill guidelines.

Start Time: 7:50 p.m.
Discussion: CM Reynolds presented the staff presentation.
Handouts: Staff Presentation
Discussion: The City Council discussed...

- No discussion.

Action: Authorize the City Manager to fill out the Housing Infrastructure Project Contract Information – SB 1530 intake form demonstrating the City’s eligibility to receive the funding as an infrastructure project to support the development of housing under the bill guidelines and for the purposes of moving forward with preparing a grant contract with Business Oregon for the \$1.9 Million to fund the NW 9th Street Neighborhood Infrastructure Project.

Motion: Councilor Beaudreau
Second: Councilor Wantz
Roll Call: Councilor Carp, ‘Aye’
Councilor Wantz, ‘Aye’
Councilor Meyer, ‘Aye’
Councilor Beaudreau, ‘Aye’
Mayor Ward, ‘Aye’
Motion passes ‘unanimously’

Discussion: The City Council discussed...

- Suggesting “Elm Park Neighborhood” for name of neighborhood.

Comments: Councilor Beaudreau

REPORT & DISCUSSION ITEMS

7. DEPARTMENT DIRECTOR UPDATES

- 2024 Economic Development Annual Report
- City of Florence Community Survey
- Tyler Implementation: Utilities

Start Time: 8:05 p.m.
Discussion: EDCA Meyer presented the 2024 Economic Development Annual Report.
Handouts: Staff Presentation
Discussion: The City Council discussed...

- No discussion.

Start Time: 8:16 p.m.
Discussion: ACM Messmer presented the purpose and process of the upcoming City of Florence Community Survey.
Handouts: Staff Presentation
Discussion: The City Council discussed...

- Additional survey questions.

Comments: Councilor Wantz

Discussion: Staff discussed...

- POLCO has a software platform that we can use to perform the analysis.

Comments: ACM Messmer.

Start Time: 8:34 p.m.

Discussion: ASD Baker and FM Purcell presented the staff presentation on the Tyler Implementation: Utilities.

Handouts: Staff Presentation

Discussion: The City Council discussed...

- Currently in May, you can make your payment through Xpress Bill Pay and then in June, make your payment through the new system.

Comments: Councilor Carp

Discussion: Staff discussed...

- Yes, that is correct.

Comments: ASD Baker.

Start Time: 8:43 p.m.

Discussion: The Department Directors discussed...

- Update on Heceta Beach Road; possible water main break on Kiwanda Street on Sunday around 12:30 a.m.
- We received 4.78 inches of rainfall for April. The average for April is 5.20 inches.
- Update on Rhododendron Drive project. Access to the Humane Society and the Lane County Transfer Station is still from the south via 9th Street to Rhododendron Drive to New Hope Lane.
- Currently sold out of FloGro. So far in 2024, we have sold 95.25 cubic yards of compost with 70.25 cubic yards being sold in April.
- Remembering Florence Police Sargeant Harry Johnson who was with the Department for over 30 years.
- Responding to attempted boat theft; and using a drone to locate a fleeing suspect hiding in the brush.
- Update on Committee, Commission, and Board recruitments.
- Upcoming events at the Florence Events Center including events for the upcoming Rhododendron Festival.

Comments: PWD Miller, Police Chief Pitcher, CR White, and ACM Messmer.

8. CITY MANAGER REPORT & DISCUSSION ITEMS

Start Time: 8:59 p.m.

Discussion: Staff discussed...

- Upcoming spring beautification on Highway 101 with the application of bark to the planted areas. Traffic lanes may be blocked with cones to keep workers safe.
- Upcoming City Council meetings and agenda items.

Comments: CM Reynolds

9. CITY COUNCIL REPORT & DISCUSSION ITEMS

Start Time: 9:01 p.m.

Discussion: The City Council discussed...

- Update on Fresh Impressions Youth Art exhibition at the Florence Events Center.
- Celebrating "No Mow May."
- Attending League of Oregon Cities conference in Klamath Falls. Will present additional information at a future meeting.
- Attending Business after Hours at the Peacehealth Infusion Center.
- Encouraging sponsorship of flower baskets that grace Old Town and Highway 101 through the Florence Area Chamber of Commerce.

Comments: All Councilors present.

Meeting adjourned at 9:05 p.m.

ATTEST:


Lindsey White, City Recorder


Rob Ward, Mayor