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**City of Florence
City Council Regular Session
Florence City Hall
250 Hwy 101, Florence, Oregon
Final Action Minutes
February 24, 2025**

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

Councilors Absent: None.

Staff Present: City Manager Erin Reynolds, City Recorder Lindsey White, Assistant City Manager Megan Messmer, Community Development Director Wendy FarleyCampbell, Police Chief John Pitcher, Public Works Director Mike Miller, Economic Development and Communications Analyst Chantelle Meyer, and Human Resources Director Alex Ferguson.

Guests Present: None.

Handout: 2.24.25 City Council Meeting Base Presentation

CALL TO ORDER - ROLL CALL - PLEDGE OF ALLEGIANCE

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

Mayor Ward recognized that Siuslaw School District Superintendent Andy Grzeskowiak was in attendance to the meeting.

PRESENTATIONS & ANNOUNCEMENTS

- Planning Commission and Budget Committee Appointments

Start Time: 5:31 p.m.

Discussion: Mayor ward announced the Planning Commission and Budget Committee appointments.

- Planning Commission
 - Marilyn Datzman

- Lucas McQuillan
- Budget Committee
 - Debra Kelley
 - Raymond Plumery
 - Wayne Sharpe
 - AJ Edman

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: 5:34 p.m.

Commenter 1: Mr. Chad Olson – Mapleton, OR

Handout: Speaker's Card and Written Comments

Discussion: Mr. Olson discussed...

- Importance of expanding pickleball courts.
- Health benefits of pickleball.

Start Time: 5:39 p.m.

Commenter 2: Ms. Kim Gomez – Florence, OR

Handout: Speaker's Card and Written Comments

Discussion: Ms. Gomez discussed...

- Pickleball court layout and safety issues.

Start Time: 5:42 p.m.

Commenter 3: Ms. Michele Furtado – Florence, OR

Handout: Speaker's Card and Written Comments

Discussion: Ms. Furtado discussed...

- Rolling Dunes Park expansion and adding additional pickleball courts.
- Requesting safety net be installed between courts.

Start Time: 5:46 p.m.

Commenter 4: Ms. Christine Cole – Florence, OR

Handout: Speaker's Card and Written Comments

Discussion: Ms. Cole discussed...

- Being concerned about the pickleball project development.
- The plan for the expansion is not the same as presented to the Planning Commission.
- Requesting additional pickleball courts.
- Minimal usage of existing tennis courts.

Start Time: 5:49 p.m.

Commenter 5: Ms. Amy Flora – Florence, OR

Handout: Speaker's Card and Written Comments
Discussion: Ms. Flora discussed...

- Positive initiatives and programs in place at Siuslaw Elementary School by adopting reading, math, and science curriculums and updating health curriculum.

PUBLIC HEARING ITEMS

2. 1150 BAY STREET COMPREHENSIVE PLAN AND ZONE CHANGES

A. PUBLIC HEARING ON COMPREHENSIVE PLAN AND ZONE CHANGES

Hear and consider written and oral testimony regarding amending the Florence Realization 2020 Comprehensive Plan and an associated zoning map amendment as described in item B below.

Start Time: 5:52 p.m.

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

Handouts: Public Hearing Script

Declarations: The City Council declared...

- Councilor Carp:
 - No conflicts of interest were declared, no exparte contacts were declared, and no bias declared.
- Councilor Beaudreau:
 - No conflicts of interest were declared, no exparte contacts were declared, and no bias declared.
 - Community members asked about this item and were directed to city website.
- Councilor Meyer:
 - No conflicts of interest were declared, no exparte contacts were declared, and no bias declared.
- Councilor Wantz:
 - No conflicts of interest were declared, no exparte contacts were declared, and no bias declared.
- Mayor Ward:
 - No conflicts of interest were declared, no exparte contacts were declared, and no bias declared.

Public Challenges: No public challenges were received.

Public Hearing: Opened at 5:59 p.m.

Start Time: 5:59 p.m.

Discussion: CDD FarleyCampbell presented the staff presentation.

Handouts: Staff Presentation

Discussion: The City Council discussed...

- Understanding the difference between the estuary development and the residential development zoning.
- Understanding if changing the zoning to the bulkhead, does that change the ability to access the shore from the water?
- Understanding other properties on the map seem to be in the same limbo.

Comments: Councilor Beaudreau.

Discussion: Staff discussed...

- The differences between the estuary management unit and the shoreland development unit is one is in the water and is on the land. Water units are very restrictive and being able only to do water dependent and water related items in the blue area.
- Being the owner of the property, they have access to the marina.
- Understanding that the owners of the Lotus building own the entire building, the part in the water and the part outside the water.
- Staff's recommendation to adopt Ordinance No. 1, Series 2025 as presented and adding a portion of Juniper Street to the consideration for change.
- Understanding the the Lotus property has a bulkhead and the other properties do not have bulkheads.

Comments: CDD FarleyCampbell.

Public Testimony:

Start Time: 6:31 p.m.
Applicant: Mr. Chris Leturno – Veneta, OR
Handout: Speaker's Card and Written Comments
Discussion: Mr. Leturno discussed...

- Request is clearly just correcting a simple mapping area.

Start Time: 6:31 p.m.
Commenter 2: Ms. Kim O'Dea (Representative for Chris Leturno) – Springfield, OR (*via videoconference*)
Handout: Speaker's Card and Written Comments
Discussion: Ms. O'Dea discussed...

- Proposed amendment is correcting a mapping error.
- Clarifying for City Council simply correcting a data error so that the zoning designation boundary matches what ordinary high water really is.

Start Time: 6:44 p.m.
 Commenter 2: Mr. Matt Thelander – Cheshire, OR
 Handout: Speaker’s Card and Written Comments
 Discussion: Mr. Thelander withdrew his speaker’s card.

Discussion: The City Council discussed...

- Confirming that future projects for this property will still be submitted through Planning Commission?

 Comments: Councilor Beaudreau.

Discussion: Staff discussed...

- Presently the built site that has development on it has no permitted use. Any uses that were on it have gone away. It would require a land use action to use the building whether it be a type two or type three.
- The vacant site would need a type three application because there is nothing there.

 Comments: CDD FarleyCampbell.

Public Hearing: Closed 6:46 p.m.

Applicant waives the submission of final written argument.

B. ADOPTION OF ORDINANCE NO. 1, SERIES 2025

Consider approval of **Ordinance No. 1 Series 2025**, an ordinance amending the Florence Realization 2020 Comprehensive Plan, Diagram “Map 17-1: Estuary & Coastal Shorelands Management Units in the Florence UGB,” to change the Development Estuary Management Unit F and Residential Development Shoreland Management Unit 3 boundary lines; and an associated zoning map amendment from Development Estuary to Old Town A for properties east of Juniper Street right-of-way and south of Bay Street Map Reference 18-12-34-12, Tax Lots 8000 and 8100.

Start Time: 6:47 p.m.
 Action: Approve first reading of Ordinance No. 1, Series 2025.
 Motion: Mayor Ward
 Second: Councilor Carp
 Roll Call Vote: Councilor Wantz, ‘Aye’
 Councilor Carp, ‘Aye’
 Councilor Meyer, ‘Aye’
 Councilor Beaudreau, ‘Aye’
 Mayor Ward, ‘Aye’
 Motion passes ‘Unanimously’

Action: Adopt Ordinance No. 1, Series 2025
 Motion: Mayor Ward
 Second: Councilor Meyer
 Roll Call Vote: Councilor Beaudreau, 'Aye'
 Councilor Meyer, 'Aye'
 Councilor Carp, 'Aye'
 Councilor Wantz, 'Aye'
 Mayor Ward, 'Aye'
 Motion passes 'Unanimously'

ACTION ITEMS

3. CITY OF FLORENCE 2025-2027 WORK PLAN

Consider approval of Resolution No. 3, Series 2025, a resolution reaffirming the City of Florence's Council Goals and adopting the 2025-2027 City of Florence Work Plan.

Start Time: 6:51 p.m.
 Discussion: ACM Messmer presented the staff presentation.
 Handouts: Staff Presentation
 Discussion: The City Council discussed...

- Thanking Mayor Ward for the clarification and conversation that Council had in the Work Session.
- Acknowledging on page ten of the Work Plan that there might be other opportunities coming up.

 Comments: Councilor Beaudreau.

Start Time: 7:03 p.m.
 Commenter 1: Mr. Michael Allen – Florence, OR (*via videoconference*)
 Handout: Speaker's Card and Written Comments
 Discussion: Mr. Allen discussed...

- Crediting Mayor Ward for saying at the last Work Session committees can talk about anything they want and bring items to the Council to review and explore.
- Requesting City Council to inform committees they can discuss items not in the Work Plan and that the liaisons encourage committee members to engage in discussions about what they want in their own Work Plan and pass their interests to City Council for their endorsement.

 Discussion: The City Council discussed...

- Everything Mr. Allen discussed was consistent with what Council discussed at the last Work Session.

Action: Approve Resolution No. 3, Series 2025 as presented.

Motion: Councilor Wantz
Second: Councilor Beaudreau
Roll Call Vote: Councilor Wantz, 'Aye'
Councilor Carp, 'Aye'
Councilor Meyer, 'Aye'
Councilor Beaudreau, 'Aye'
Mayor Ward, 'Aye'
Motion passes 'Unanimously'

4. CITY MANAGER EVALUATION

Consider approval of the annual evaluation for City Manager Erin Reynolds and the Employment Agreement amendments, including salary adjustments beginning January 1, 2025.

Start Time: 7:06 p.m.
Discussion: HRD Ferguson presented the staff presentation.
Handouts: Staff Presentation
Discussion: The City Council discussed...

- Thanking CM Reynolds for all she does for our city and community and providing exemplary leadership and mentorship.
- Being proud to be a council member with our City Manager.
- City of Florence is extremely fortunate to have someone with the quality of CM Reynolds serving as a manager for this city.

Comments: Councilors Beaudreau and Meyer.

Action: Approve the annual evaluation for CM Reynolds and the Employment Agreement amendments starting January 1, 2025.

Motion: Councilor Wantz
Second: Councilor Beaudreau
Roll Call Vote: Councilor Beaudreau, 'Aye'
Councilor Meyer, 'Aye'
Councilor Carp, 'Aye'
Councilor Wantz, 'Aye'
Mayor Ward, 'Aye'
Motion passes 'Unanimously'

CONSENT AGENDA

5. 35TH STREET SAFE ROUTES TO SCHOOL ENGINEERING CONTRACT

Consider accepting the fee proposal from Civil West Engineering Services, Inc. in the amount of \$111,895 for professional engineering services for 35th Street Safe Routes to School Project.

6. LITTLE BROWN HEN CAFE LIQUOR LICENSE

Consider recommendation of approval to the Oregon Liquor Control Commission (OLCC) for a new full-on premise commercial liquor license for the Little Brown Hen Café located at 435 Highway 101.

7. CITY COUNCIL MEETING MINUTES

Consider approval of the meeting minutes for the January 6, 2025 Regular Session of the Retiring City Council and the January 6, 2025 Regular Session of the Incoming City Council meetings.

Start Time: 7:14 p.m.
Action: Approve the consent agenda as presented.
Motion: Councilor Beaudreau
Second: Councilor Meyer
Roll Call: Councilor Beaudreau, 'Aye'
Councilor Meyer, 'Aye'
Councilor Carp, 'Aye'
Councilor Wantz, 'Aye'
Mayor Ward, 'Aye'
Motion passes 'unanimously'

REPORT & DISCUSSION ITEMS

8. GENERAL REPORTS – Council Question and Answer Only – No Presentations

- January Committee, Commission, and Volunteer Reports

Start Time: 7:15 p.m.
Discussion: The City Council discussed...

- Having a great group of volunteers, there is always room for more.
- If wanting to get involved, go to City website or give City Hall a call to get in touch with the right person.

Comments: Mayor Ward.

Discussion: Staff discussed...

- Having volunteers for the Police Department through our police auxiliary, for the Florence Events Center, and for our parks and streets.

- Seeking volunteers for Meals on Wheels through our Senior and Activity Center,
- Comments: CM Reynolds

9. DEPARTMENT DIRECTOR UPDATES

Start Time: 7:17 p.m.

Discussion: The Department Directors discussed...

- Paving for the parking lot at the Siuslaw Estuary Trail has been completed with the exception of striping.
- Rolling Dunes Park restroom facility is due to be delivered the week of March 10th.
- Donation of \$7,500 from the Oregon Central Coast Realtors Association to replace the gazebo in Old Town Park.
- Public Works crews were busy Sunday for a couple of hours shuttling emergency power generators to sewer pumping station on the east side of Florence between 35th and north end of town.
- Engaging services of Hazmat One, LLC to perform cleanup an area east of Munsel Bike Path estimating two days of work.
- Welcoming two new Planning Commissioners Marylin Datzman and Lucas McQuillan.
- Welcoming Associate Planner Hanna Hutcheson.
- Upcoming home show at the Florence Events Center with volunteers from the Building Department to answer public's questions. Environmental Management Advisory Committee (EMAC) will also be sharing the booth answering questions with recycling updates, trimming trees information, and composting information. FloGro samples will be available.
- Upcoming agenda items for Planning Commission.
- Highlighting a Public Works employee who was very observant in recognizing some suspicious activity, police realizing some criminal mischief had been completed, Public Works employee helping identify individual so Police could make an arrest.
- Sergeant Ott attended the stand down event at the Elks and seeing they provide service to people, especially to veterans.
- Dispatcher Sandra Holstein has graduated from the academy receiving 97% on her final exam.
- Update on the "If I were Mayor" contest and introducing contest at the Boys and Girls Club and

will be going to the after-school program at the elementary school to introduce contest.

- Upcoming City Council Work Sessions for interviewing candidates for the City Council vacancy.
- Upcoming events at the Florence Events Center.
- Upcoming Budget Committee meetings.
- Reminding the public to look for power outages on the Central Lincoln PUD website along with the Central Lincoln PUD Facebook pages for outage updates,

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

10. CITY MANAGER REPORT & DISCUSSION ITEM

Start Time: 7:33 p.m.

Discussion: The City Council discussed...

- Thanking HRD Ferguson for his leadership to the Council for guiding the process of the City Manager Evaluation.
- Saying farewell to Council Meyer for being a strong supporter and having lots of wisdom.

Comments: All Councilors present.

10. CITY COUNCIL REPORT & DISCUSSION ITEMS

Start Time: 7:34 p.m.

Discussion: The City Council discussed...

- Thanking Councilor Meyer for being a fantastic sitting partner and appreciating his enthusiasm and thoughtfulness.
- Being a pleasure working with Councilor Meyer and appreciating his good sense of humor.
- Councilor Meyer being a phenomenal colleague on the Council and will be missed.
- Appreciating Councilor Meyer and all the work completed on the Council and his dedication to the City.

Comments: Councilors Beaudreau, Wantz, and Carp and Mayor Ward.

Discussion: The City Council discussed...

- Thanking colleagues on the Council.
- Serving on a commissioner board is really a team sport. The only way the team succeeds is everybody

operates in an unselfish manner and operating in a way trying to do what is best for the particular position.

- Thanking the staff of the City of Florence for being top-notch.
- Thanking the community and respecting the community.

Comments: Councilor Meyer.

Discussion:

The City Council discussed...

- University of Oregon is doing a survey on how people get and receive their information locally.
- Citizen in the community issued a complaint about the City court system. Having attended two sessions during the month of February, the court runs well. The judge, the clerks, the staff go above and beyond to help individuals that are in the legal process. Encouraging citizens to come to the court that is open to the public and seeing for one's self that is of the highest standard.
- Thanking Superintendent Andy G. for attending City Council meeting.

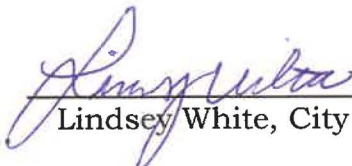
Comments: All Councilors present.

Meeting adjourned at 7:45 p.m.

ATTEST:



Rob Ward, Mayor



Lindsey White, City Recorder