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**City of Florence
City Council Regular Session
Held at Florence Events Center
715 Quince Street, Florence, Oregon
Final Action Minutes
June 18, 2018**

CALL TO ORDER - ROLL CALL - PLEDGE OF ALLEGIANCE

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

Councilors Present: Mayor Joe Henry, Councilors Joshua Greene, Ron Preisler, Susy Lacer and Woody Woodbury.

Councilors Absent: Councilor None

Staff Present: City Manager Erin Reynolds, Public Works Director Mike Miller, Chief of Police Tom Turner, Planning Director Wendy FarleyCampbell, City Recorder / Economic Development Coordinator Kelli Weese, Project Manager Megan Messmer, Finance Director Andy Parks, and Florence Events Center Director Kevin Rhodes.

Guests Present: Neighborhood Economic Development Corporation (NEDCO)
Karin Saxe

ANNOUNCEMENTS & PRESENTATIONS

- Florence 125 Year Anniversary Celebration

Start Time: 5:30 p.m.

Handout: Block Party Celebration Flyer
PowerPoint Presentation

Discussion: The City Council discussed...

- Upcoming event and potential street closure application

Comments: Mayor Henry

1. PUBLIC COMMENTS – Items Not on the Agenda

This is an opportunity for members of the audience to bring to the Council's attention any item not otherwise listed on the Agenda. Persons wishing to address the Council must complete a Speaker's Card available online at <http://www.ci.florence.or.us/council/request-address-city-council-speakers-card>, or at the meeting. Speakers Cards are due at least (5) minutes before the meeting. Comments will be limited to three (3) minutes per person, with a maximum time of 15 minutes for all items. Speakers may not yield their time to others.

Start Time: 5:34 p.m.
Comments: None

CONSENT AGENDA

2. APPROVAL OF MINUTES

Consider approval of the February 26, 2018 City Council & Planning Commission Joint Work Session minutes, March 5, 2018 City Council regular meeting minutes, March 19, 2018 City Council regular meeting minutes, March 26, 2018 City Council & Planning Commission Joint Work Session Minutes, and the April 2, 2018 City Council meeting minutes.

3. ROSA'S MEXICAN RESTAURANT

Consider recommendation of approval to the Oregon Liquor Control Commission (OLCC) for the change of ownership liquor license for Rosa's Mexican Restaurant located at 2825 Hwy 101.

Start Time: 5:35 p.m.
Action: Approve the consent agenda items as presented
Motion: Councilor Lacer
Second: Councilor Preisler
Vote: Unanimous

PUBLIC HEARING ITEMS

The public will have an opportunity to offer comments on public hearing items after staff has given their report. Persons wishing to address the Council must complete a Speaker's Card available online at <http://www.ci.florence.or.us/council/request-address-city-council-speakers-card>, or at the meeting. Speaker's cards are due at least five (5) minutes before the meeting. Comments will be limited to five (5) minutes per person. Speakers may not yield their time to others.

4. AIRPORT ROAD AFFORDABLE HOUSING DEVELOPMENT

A. PUBLIC HEARING

Hear and consider written or oral testimony regarding the proposed Option Agreement and Agreement to Purchase and Sell Real Property for the sale of city owned property located at 1424 Airport Road.

Start Time: 5:36 p.m.
Handout: PowerPoint Presentation
Discussion: The City Council discussed...
• City of Florence's work toward affordable housing
Comments: Mayor Henry

Public Hearing: Opened at 5:49 p.m.

Commenter 1: Thomas Elzy – Florence, OR

- Request to keep the community garden in place at the site
- Concerns for impacts to the neighborhood due to...
 - Congestion along 15th Street / Airport Road
 - Noise from airport
 - Parking needs for development
 - Buffer between single family residential and multi-family residential zones
- Need for additional public input
- Request that City focus on the need to bring in higher wage jobs vs. placing people in low income housing
- Lack of all types of housing in Florence, not just low-income

Commenter 2: Jonathan Hornung – Florence, OR

- Concerns for impacts to the neighborhood due to...
 - Removal of vegetation on the site
 - Potential destabilization of dune
 - Disruption of animal habitat
- Request to add amendment to land sale to ensure that the development preserves the native vegetation on the south 80 feet from the property line, and west 30 feet from the property line.

Commenter 3: David Lauria – Florence, OR

- Concerns for impacts to the neighborhood due to...
 - Removal of vegetation on the site
 - Parking needs for the development
 - Congestion along 15th Street / Airport Road
- Code enforcement issues with the Keener Place development
- Concerns that current low income housing in the area has become a negative factor in the property value
- Concern with code enforcement issues at the Car Repair shop on Hwy 101
- Request that City focus on family wage jobs as opposed to affordable housing

- Commenter 3: Rosemary Lauria – Florence, OR
- Concerns for impacts to the neighborhood due to...
 - Removal of native vegetation and animal habitat
 - Potential loss of quality of life
 - Concerns that public hearing notice was misleading in that the project would replace the community garden, site would be developed to be much larger
 - Need for apartment homes for low-income residents
 - Oversight by the non-profit entity and need to keep the development in good condition

- Applicant: Karin Saxe – Neighborhood Economic Development Corporation (NEDCO)
- Early stage of project
 - Process moving forward to include conversations with surrounding neighbors as well as potential buyers
 - Will take into consideration the comments received from local area residents that evening
 - Goal to provide single family homes that the community could be proud of
 - NEDCO would be a strong active partner in the development due to the land trust model
 - Potential maintenance of the dune vegetation
- Questions / Response: Councilor Greene

Public Hearing: Closed at 6:12 p.m.

B. PROPERTY SALES AGREEMENT

Consider authorizing City Manager Erin Reynolds to sign and execute on behalf of the City the property sales agreement with Willamette Neighborhood Housing Services for the sale of 1424 Airport Road.

Action: Authorize the City Manager to execute the Option Agreement and Agreement to Purchase and Sell Real Property with the proposed sale of 1424 Airport Road to the Corvallis Neighborhood Housing Services, Inc. doing business as Willamette Neighborhood Housing Services (WNHS) for the sales price of \$0.

Motion: Councilor Preisler

Second: Councilor Woodbury

Discussion: The City Council discussed...

- Potential to add amendment to agreement to require maintenance of natural vegetation
- Need for engineering to address the slope and intention to maintain native vegetation along the slope
- Role of the Planning Department in determining the design of the development

Comments: Councilor Greene, Lacer and Mayor Henry

Vote: Unanimous

ACTION ITEMS

The public will have an opportunity to offer comments on action items after staff has given their report. Persons wishing to address the Council must complete a Speaker’s Card available online at <http://www.ci.florence.or.us/council/request-address-city-council-speakers-card>, or at the meeting. Speaker’s cards are due at least five (5) minutes before the meeting. Comments will be limited to three (3) minutes per person. Speakers may not yield their time to others.

5. RHODODENDRON DRIVE STREET REPAIRS

Consider accepting the proposal from Ray Wells, Inc. in the amount of \$50,720 for completion of repairs to the south bound travel land of Rhododendron Drive in the vicinity of New Hope Lane.

Start Time: 6:20 p.m.
 Discussion: The City Council discussed...

- Timeline for road reconstruction

 Comments: Councilor Greene

Action: Accept the proposal from Ray Wells, Inc. and authorize the City Manager to proceed with a construction contract.

Motion: Councilor Lacer
 Second: Councilor Greene
 Vote: Unanimous

REPORT & DISCUSSION ITEMS

6. QUARTERLY FINANCIAL REPORT

Report on the City of Florence 3rd Quarter Financial Report for FY 17/18.

Start Time: 6:24 p.m.
 Discussion: The City Council discussed...

- Transient Room Tax revenue
- Revenue received from marijuana tax

 Comments: Councilor Preisler and Mayor Henry

7. MAY BOARD AND COMMITTEE REPORTS

Report on the Board and Committee's for the month of May 2018.

Start Time: 6:31 p.m.

Discussion: The City Council discussed...

- Public Art Committee grant process
- Councilor Woodbury appointment to the Airport Advisory Committee

Comments: Councilor Greene and Mayor Henry

8. CITY MANAGER REPORT & DISCUSSION ITEMS

Start Time: 6:33 p.m.

Discussion: The City Council discussed...

- City Council and other city upcoming meetings

9. CITY COUNCIL REPORTS & DISCUSSION ITEMS


Start Time: 6:36 p.m.

Discussion: The City Council discussed...


- Council activities in the community and community announcements
- Florence Food Share work toward garden and new executive director
- Opening of new Goodwill Store

Meeting adjourned at 6:40 p.m.

ATTEST:



Joe Henry, Mayor



Kelli Weese, City Recorder