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REGULAR GARIBALDI CITY COUNCIL MEETING

Monday, September 16, 2019

Council Chambers, 107 6th Street, Garibaldi, 7:00 P.M.

- I. PLEDGE OF ALLEGIANCE
- II. CONVENING OF MEETING
- III. CALL TO ORDER

Mayor Judy Riggs called to order the regular City Council meeting at 7:00 p.m. Present were Council members Paul Daniels, Melissa Elmore, Tim Hall, Judy Riggs and Marlene Westerfield. Citizens present were Nora Coutant, Mark Payne, Star Popplewell, Mark Riggs, JoAnne Smith, Laurie Wandell and Sheriff Jim Horton (Tillamook County Sheriff Office). City staff present were Deputy Michael Reeves, Fire Chief Jay Marugg, and City Manager Geoff Wullschlager. Other citizens who did not sign in for comment were present.

IV. CONSENT CALENDAR

Mayor Riggs asked if any Council member wanted to remove any item from the Consent Calendar to Old Business. Hearing none, Mayor Riggs asked for a motion.

A. Approval of Minutes – August 19, 2019 Regular City Council Meeting

MOTION made by Cn Daniels to approve the consent calendar and including an addendum for a quote from Northwest Pump. Seconded by Cn Westerfield. AYES: Daniels, Elmore, Hall, Riggs and Westerfield. NAYS: None. Motion passed.

V. PUBLIC COMMENT

Mark Payne, 606 Driftwood – Stated the newly constructed, and completed, multifamily housing projects did not meet the criteria and were still passed through and approved for construction. Unsure of remedies available beyond suing the City or developers. He will be submitting a detailed list of violations of the Garibaldi Municipal Code at the next council meeting.

Laurie Wandell, 1104 Acacia – Provided council 911 report with 30 calls to 911 in 9 months from the apartments.

Nora Coutant, 205 10th Street – Was on the Planning Commission years ago. Dealing with a density problem in Garibaldi as there are more units than the Comprehensive Plan predicted. Questioned the parking requirements, System Development Charges, sidewalks, and taxation base. Is the Comprehensive Plan for the city out of date and should it be updated before the new units are approved? Wullschlager noted that any development is required by the state standards for on site parking. System Development Charges are based on a business rate and property taxes are based on assessment of the property value, not per unit.

- VI. PRESENTATIONS
- NONE

VII. CORRESPONDENCE

- A. Laurie Wandell – Letter and police call reports submitted.
- B. Mr. and Mrs. Emmett Van Zandt – Letter against more apartments.
- C. Gordi and Terri Southwick - Letter against more apartments.
- D. Keith and Paula Tucker - Letter against more apartments.
- E. Randy and Julie Holcomb - Email opposed to more apartments.
- F. Jan Buckmeier - Email opposed to more apartments, pro tourism.
- G. Carol and Carl Kopacek - Letter against more apartments.
- H. Carol and Carl Kopacek - Letter against more apartments, moratorium.
- I. Concerned Citizens - Letter against more apartments, pro tourism.
- J. George and Susan Hastings - Letter against more apartments, where are jobs?
- K. Starr Popplewell – Letter regarding Cn Daniels behavior during meeting.
- L. Bob Graham – Letter of imagined future of Garibaldi.
- M. Joseph Taylor - Letter supporting growth and building in Garibaldi.
- N. Mike Shirley - Letter that Garibaldi Landing supports additional housing.
- O. Brent Olson – Interest in being on the Tourism Committee for Position #3.

VIII. COMMUNITY REPORT

A. Planning Commission – August 29, 2019 Planning Commission Workshop Meeting
Wullschlager informed council of the topics the Planning Commission went over during the August 29th workshop. DLCD Presentation by Lisa Phipps regarding Land Use in Oregon, parking and accessory structures. He noted that potential testimony for, or against, a potential application was not discussed though development in Garibaldi was discussed.

IX. OLD BUSINESS

A. ODOT Traffic Study – Preliminary Results

Wullschlager shared the preliminary results from the ODOT traffic study, noting that the downtown core speed will be reduced from 30 to 25mph and the 40mph areas will be dropped to 35mph. Once it is ratified, the signage will be updated.

X. NEW BUSINESS

A. Draft – Local 2734-2, AFSCME Local Council No. 75 AFL-CIO Collective Bargaining Agreement - Consideration

Wullschlager provided an overview, noting a new city employee no longer required be a member of the union but is still covered under the collective bargaining agreement. Updated language and negotiated a 4% Cost of Living (COLA) for the duration of the union contract. Cn Hall asked why the City Manager wage was increased from \$82,000 to \$85,280 and requested Wullschlager report to council at the next council meeting how the City Manager will get the COLA increase that was negotiated for union members though it is not mentioned in his employment contract to receive it. City Manager Wullschlager stated it is customary for all employees to receive the same benefits as the bargaining unit. Cn Hall requested Wullschlager, in the future, stipulate the salary increases are related to the cost of living adjustments. Discussion on COLA, employee STEP increases and the City Managers wages. Maighread Thomas stated that Council members should not be critical of the City Managers pay rate when an increase of 1% was all that he received. Ms. Thomas went on to state that it is a very minimal increase and that the City should be happy with the level of work they receive from the City Manager for his current salary. City Manager Wullschlager stated that the two nearest communities pay their city managers salaries that are above \$100,000 annual.

MOTION made by Cn Daniels to accept the Collective Bargaining Agreement as negotiated for the City of Garibaldi employees Local 2734-2. Seconded by Cn Elmore.

AYES: Daniels, Elmore, Hall, Riggs and Westerfield. NAYS: None. Motion passed.

B. Petition to the City Council of Garibaldi

C. Northwest Pump - Invoice 3003254-00 for \$5,191.06

Replacement blower went out and was replaced for an expense over \$5,000.

MOTION made by Cn Daniels to approve Invoice 3003254-00 Dated 4/28/19 Due Date 5/28/19 for \$5,191.06. Seconded by Cn Westerfield. AYES: Daniels, Elmore, Hall, Riggs and Westerfield. NAYS: None. Motion passed.

D. Brent Olson - Letter of Interest - Tourism Committee Position #3.

MOTION made by Cn Elmore to accept the letter from Brent Olson as Tourism Committee Position #3 - Transportation. Seconded by Cn Westerfield. AYES: Daniels, Elmore, Hall, Riggs and Westerfield. NAYS: None. Motion passed. 43.3

XI.

STAFF REPORTS

Public Safety Report. Deputy Reeves reported school is back in and he's been monitoring cross walks and stop signs. He noted that abandoned RVs have been less of a problem. Reeves reminded people to watch out for their neighbors, call the non-emergency dispatch number (503)815-1911 if you see suspicious activities, or it is an emergency dial 911. Reeves reported on traffic stops, ordinance violations, and warning.

Wullschlager noted that the theft of the suspect in the theft of the big rig truck had been apprehended. Sheriff Horton intruded Lt Matt Kelly, who will now act as the main contact for the City at the Sheriff's office and Garibaldi continues to be a priority for the Sheriff Department.

Fire Department. Fire Chief Marugg reported that burning has opened up with a valid burn permit. He noted for fire calls for this month- 3 MVA, 2 medical assists and 1 illegal burn. Went over the DDST audit last month and all it entailed.

Legal. None.

City Engineer. Report provided in packet.

Planning/Admin Department. Report provided in packet. Wullschlager reported that the Assistant City Manager/Finance Officer position recruitment is now closed, and the attorney is reviewing the contractual language. Cn Hall inquired about the basic qualifications for the position. Wullschlager stated that a bachelor's degree or over 5 years of experience in municipal finance was required. Wullschlager stated that the option of experience over education was due to the difficulty in recruiting someone in our limited population base, as they might have skill but limited opportunity for formal higher education. When asked, Wullschlager stated that the potential hire does not have a degree and noted other qualifications were experience with Oregon Land Use planning, recording meetings, and administration of municipal ordinances and resolutions.

Wullschlager reported the recruitment of a new Fire Chief as he is looking at a hybrid approach for a Fire Chief that would be willing to split their time with a neighboring community as a first step towards district formation. Wullschlager discussed attending the upcoming Coastal Planners meeting in mid-October.

Public Works. Report provided in packet. Wullschlager reported on the completion of the Acacia paving project, completion of the lateral improvements of 1st Street, and other public works tasks.

Cn Hall inquired about audits, stating that in June council was told it was weeks away

from the 2016/2017 audit and months away from the 2017/2018 audit. Wullschlager reported that the 2016/2017 audit is done. Hall asked when they, as a council, would be able to see the document, Wullschlager responded he could provide it to him at any time. When asked about the 2017/2018 audit completion, Wullschlager noted that he is waiting for the Finance Officer to come on to finish the paperwork and documentation the auditors require. Hall requested a copy of the 2016/2017 audit.

XII. COUNCIL REPORTS

Cn Westerfield – Read aloud a statement as a citizen, not a council member. Change is inevitable, embrace it or watch negative change happen. Encouraging tourism without adequate housing will not work, business go where they can make a profit and find employees. There are not enough jobs in Garibaldi but those people with jobs throughout the county still need housing. It is unrealistic to think that Garibaldi will be anything but a bedroom community for Tillamook. This was her personal opinion and any land use application that might come in, or is pending, is based on the measurement of that application against the substantive criteria of the Garibaldi Comprehensive Plan and Zoning Code, as it is her duty.

Paula Tucker, 103 Nelson Ln – Stated she was opposed to the “tirade” by a council member. Tucker does not believe it is a council member’s duty to tell how we feel about the apartments and stated that this was not neutral. Mayor Riggs stated that council members are to be neutral and one person needs to talk at a time. She indicated that decorum will be kept during meetings.

Carolee North, 108 Martin Smith Dr – Told Mayor Riggs to not talk, listen. Mayor Riggs asked the crowd, how many people have and talked to her personally, only one. Paula Tucker told Mayor Riggs she is not approachable. Mayor Riggs stated that is not true. She has been dealing with a family death but if anyone wants to talk to her she is available. Riggs stated she quit a good paying job to be mayor without so many people coming in and it is a violation for her to talk city business at the post office where she was a federal employee. She is available to talk, she encouraged people to reach out to her.

Star Popplewell, 606 Driftwood Ave – Stated it is inappropriate for her (Cn Westerfield) to voice her opinions since it is time for her to make a council report and that is her option.

Helen Wright, Bay City – Told Mayor Riggs that Marlene should be removed. Mayor Riggs asked Helen Wright to hold her comments and told council to continue with reports.

Maighread Thomas, 204 Cypress – Stated that what Marlene said was factual, she’d like to know what the truth is, and the hysteria going on is ridiculous. They need facts and everyone needs to take a deep breath.

Marlene Westerfield – Thanked Joseph Taylor for putting his name on the letter she received in her mailbox today and for having the courage to sign it.

Star Popplewell – Told council to read the municipal code and the comprehensive plan and they will know the facts.

Maighread Thomas – Stated the comprehensive plan was from 2005 and it’s now 2019. Things change.

Mayor Riggs then informed the audience they are done discussing the matter.

Cn Daniels - Oregon Coast Scenic Railroad took over from the lions Club the 90 train and is in the process of fundraising to upgrade the exhibit of the 90 Train and the two cars behind it. So hopefully with the activities planned this winter some results will be seen by spring time.

Cn Hall - Reported he has been working with Valerie Schuman to get Garibaldi designated as a Coast Guard City and over the next several months he will be meeting with elected officials, both state and federal to get Garibaldi on the Oregon map to show that we are here. Noted he is always surprised when talking to people including the president of Oregon State University that they don't know where Garibaldi is, and he always has to say 9 miles past Tillamook. He will be sending out a letter of thanks to Senator Betsy Johnson and Tony Snider of ODOT to thank them for the work they did to get Garibaldi's speed limit changed to 25mph. He had promised people he would put effort into getting that done and he is pleased it will happen and hopefully as soon as possible. Hall reported that he will be attending the League of Oregon Cities conference in Bend and believes other council members will be as well.

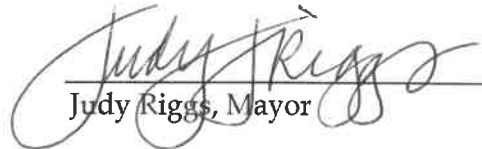
Cn Elmore - Thanked everyone and is pleased that people came out tonight and shared their time this evening.

Mayor Riggs - None.

Wullschlager noted that the Planning Commission Public Hearing for the conditional use application for the apartments will be held next Monday, September 23rd at 6:30pm. That will be the opportunity to offer written or oral testimony for or against the project. The Staff Report and Application are available at the City Hall front desk, hard copy only.

XIII. ADJOURNMENT

Mayor Riggs adjourned the meeting at 9:15p.m.



Judy Riggs, Mayor

ATTEST:



Geoff Wullschlager, City Manager