

**CITY OF MANZANITA
FEBRUARY 10, 2010
CITY COUNCIL MEETING**

CALL MEETING TO ORDER: The meeting was called to order at 7:00 pm in the City Council Chambers by Mayor Garry Bullard.

ROLL: Members present were: Garry Bullard, Leila Salmon, Linda Kozlowski, Mike Scott and Ray Scales. Staff present: City Manager Jerry Taylor, Administrative Assistant Kristin Grasseeth, Police Chief Erik Harth and Police Officer Jamie Broome.

AUDIENCE INTRODUCTION: There were 19 citizens in attendance.

PUBLIC COMMENTS & COMMUNICATIONS: None

CONSENT AGENDA:

- A. Approval of Minutes- January 6, 2010 Regular City Council Meeting
- B. Approve Bills for Payment
- C. Commission Appointments
- D. Reschedule Regular Council Meeting to March 11.

Councilor Salmon asked that the January 6, 2010, minutes be corrected under Request for Support to read: "\$57,000 generator and related expenses"

A motion was made by Scott, seconded by Kozlowski to approve the consent agenda that includes approval of the minutes of the January 6, 2010 Regular City Council Meeting as corrected; to approve payment of bills and all subsequent bills subject to approval by the Mayor or Council President and City Manager; to concur with Mayor's appointment of Walt Stickel to the Planning Commission, Frank Wolf and Larry Mueller to the Budget Committee and John Nanson to the Public Safety Committee; and, approve rescheduling the regular Council meeting to March 11, 2010. Motion passed unanimously.

NEW BUSINESS:

PRESENTATION OF AUDIT OF 2008-09 CITY FINANCIAL RECORDS – Koontz & Perdue, P.C. Senior partner Glen Kearns introduced himself to the Council. Kearns began reviewing the audit report with Council. He gave a brief description of what and why things were written as they are in the report plus what is required to be in the report. After looking over financial statements Kearns told the Council that the City of Manzanita overall financial position is very strong and the City is well in compliance in most areas. Recommendation letters to management address things that could or should be changed, and Kearns again pointed out things that were required to be in the letters. Kearns concluded that many areas of concerns have already been resolved by staff.

POSSIBLE REVOCATION OF SHORT TERM RENTAL PERMITS – Staff gave Council an overview of the past and current issues that have occurred with these homes owned by Brian Heberling, Vilma Stoss and Larisa Wilson. This is the second time within six months this had been brought before Council due to delinquent taxes. Taylor informed Council of the choices it had to either revoke the short term rental licenses for these homes or place them on probation. Brian Heberling owner of Lago Mar, the management company that oversees the properties, spoke on behalf of the three owners. Heberling explained to Council that his problems started with the economic downturn last year and that is when his taxes began to become delinquent. Council members asked Heberling what he was going to do to insure this did not happen again. Heberling and Council discussed ideas to prevent taxes from becoming delinquent again. Council decided to defer this matter until next the Council meeting so that details of a management arrangement could be worked out and presented to Council.

A motion was made by Scott; seconded by Salmon to table consideration of the possible revocation of Short Term Rental Permits of Brian Heberling, Vilma Stoss and Larisa Wilson for one month. Motion passed unanimously.

CHANGES TO HOUSING REHABILITATION LOAN PROGRAM - City Manager Taylor gave Council the background information on what the Housing Rehab Loans are and whom they help within our community. The Community Action Team has asked the Loan Board to expand our area to include Rockaway Beach. Rockaway falls under the Tillamook regional jurisdiction which has run out of money for loans. The Loan Board recommended a limit of \$30,000, below which no loans would be given outside the Nehalem Bay area to insure that our local people would still be able to get help. The City Councils of Nehalem and Wheeler have both approved the change, and recommend that the Manzanita City Council approve it.

A motion was made by Kozlowski; seconded by Scales to approve in concept the expansion of the Housing Rehab Loans Program to include Rockaway Beach, and establish a floor within the fund of \$30,000 to protect potential Nehalem Bay area applicants. Motion passed unanimously.

OLD BUSINESS: None

CITY MANAGER’S REPORT:

- 1. Police Department** – Erik Harth was introduced as the Police Chief, as he was appointed to the regular position on February 1. Chief Harth then introduced our new Police Officer Jamie Broome and wife Keri. Harth discussed when Officer Broome may be entering the Police Academy. There are trainings for all officers that will be happening in the next few weeks. Scheduling has changed and will continue to change for some time due to the lack of officers and reserves at this time. Harth’s goal is to focus on employee retention and getting our officers trained in different areas so as to help with other agencies in the County.
- 2. Short Term Rental Work Session** – City Council’s work session on the STR regulations will be Tuesday, February 16th at 3p.m. in City Hall Council Chambers.

3. **Public Works Reports-** Included in the agenda materials is a proposal from HBH Consulting to analyze corrosion control system, which staff will accept. The report notes the budgeted purchase of a new Toyota 4X4 to replace older truck.
4. **Engineering for street project-** Beach Street between Edmund Lane and Beeswax Lane budgeted for this year is moving forward. We will retain an engineer to design and supervise the project.

MISCELLANEOUS: None

ADJOURNMENT: Meeting was adjourned at 8:50 p.m.

**MINUTES APPROVED THIS
11TH DAY OF MARCH 2010**

Garry R. Bullard, Mayor

Attest:

Jerald P. Taylor, City Manager/Recorder