



# CITY OF MANZANITA

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ci.manzanita.or.us

## COUNCIL SPECIAL SESSION

Zoom Video Conference  
<https://ci.manzanita.or.us>

## AGENDA

February 15, 2023  
02:00 PM Pacific Time

**Video Meeting:** Council will hold this meeting through video conference. The public may watch live on the [City's Website: ci.manzanita.or.us/broadcast](https://ci.manzanita.or.us/broadcast) or by joining the Zoom meeting at:

<https://us02web.zoom.us/j/85072012781>

[Meeting ID: 850 7201 2781](#)

[Passcode: 623566](#)

Call in number:

+1 253 215 8782

**Note:** Agenda item times are estimates and are subject to change.

- 1. CALL TO ORDER (2:00)**  
Deb Simmons, Mayor
- 2. CITY HALL CONSTRUCTION PROJECT UPDATE – QUONSET HUT OPTION(2:01)**  
Leila Aman, City Manager
- 3. ADJOURN (3:30)**  
Deb Simmons, Mayor

### Meeting Accessibility Services and Americans with Disabilities Act (ADA) Notice

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Dear Mayor and Council,

There is a critical vote coming up for our City Hall project. Please vote Yes to continue the work.

Facts:

1. We need a centralized place for our local government, including our law enforcement to operate. We need a safe environment for workers. A place that citizens can conduct their business. We need a facility that can be used in the event of emergencies. We need a place that reflects the beauty and pride of our community.
2. Land purchased for city facility in 2017. Will be paid off in 4 years.
3. A \$6.5 million bond failed. Sending a message for a smaller city facility footprint.
4. Administration works toward a smaller footprint. We are now at a critical stage to complete the project after 6 years.

Recently, there has been **misinformation** on funding for the City Hall project versus the Water Project Master Plan. I would hope Council would help educate citizens on how the General Fund drives the City Hall project. Revenue from Tourist Lodging Tax, property tax revenue and licensing/permit fees funds the City's General Fund budget. There is a City Hall Expansion Fund reserve established for city facility building (which includes city assets of property and timber sales). Additionally, there are loans and grants available to secure for the General Fund. The City has a strong Budget position.

The Water Enterprise fund is driven by water revenues. We have not raised those water rates since 2014, nearly 10 years! Mayor Simmons said to me recently that water rates have to go up and lamented that it should have been done sooner. I agree with Mayor Simmons. (Surrounding communities raise their rates more frequently.) This is what will fund and drive our Water Project Master Plan along with grants and loans.

Let's take pride in our community. Let's finish City Hall. No more costly delays.

Thank you.

Deb Tinnin

Manzanita Voter, Resident and long time homeowner in Manzanita

TO: Manzanita City Council, Manzanita City Manager, 2/12/23  
Manzanita Mayor

I am writing to express appreciation for the thorough and transparent process the city has followed to reach the point where we can make informed decisions on the construction of new city offices.

The new facilities are to serve as our City Hall as well as our updated Manzanita Police Station. All of our city workers have been forced to work in substandard facilities and/or at home for some years now. Our police force also has to make do with substandard facilities that can't function as the fully secure areas they require. We as citizens have little access to a central city hall.

I note below only the most recent studies/tests/surveys that illustrate the next steps to be taken. I urge our councilors and mayor to expedite the final financial agreements to assure that we can quickly finance and begin construction on the new city offices. We have all waited a long time, and more delays equal added costs.

Please build it.

Sincerely,  
Mark Kuestner

Manzanita citizen

8/9/22 Town Hall: City Hall Architecture Survey Results  
8/29/22 City Hall Presentation and Survey with Bearing Architecture  
10/3/22 Town Hall: City Hall Project Site Survey Results:  
Geotechnical Report; Hazardous Materials Report; MTI Field Tests;  
Structural Evaluation Report

The BergamAbam Water System Resilience Study uses a map called SLIDO to identify potential areas of landslides. When you take that map and enlarge it to view Underhill Plaza specifically (map below) you will note no slide concerns at that location:

Dear City Council Members and Ms. Aman,

My husband and I have owned a home in Manzanita since 1991 and moved here full time in 2016. I am not a member of the Concerned Citizens Group (though I supported their objections to the proposed hotel on Dorcas and Classic.) I want to be sure my voice is heard and that the council knows there are community members who strongly support moving forward on building a new City Hall asap. It is clear that Manzanita desperately needs a new city hall, and has needed one for many years. When the proposed bond was voted down in 2019, the city went back to the drawing board to design a smaller, less expensive version. Let's move forward on that compromise, stop kicking the can down the road, and get it built. Further delays are costly.

It's exciting to imagine a City Hall that reflects pride in our community.  
I urge you to proceed with Phase 2 of the City Hall project by voting to move forward in March.

Thank you.

Marisue (Sue) McGrath  
P.O. Box 1193  
Manzanita, OR

Dear Members of City Council,

I have been a property owner in Manzanita for over thirty years and have been a full time resident since 2016. I supported the City's first attempt to build a new City Hall which is desperately needed. I also support the new plan and believe that time is of the essence in moving forward. Delay will likely result in higher construction costs and make the need for a new City Hall even more critical. Please move forward without further delay. I believe everyone has had the chance to provide input and it is time to move forward in the best interest of the City.

Robert Riecke  
445 Ridge Ct.  
Manzanita

I am writing to encourage you to vote to proceed with the recommendation from the City Hall Design/Construction Team of new construction at UnderHill Plaza. I believe these should be the priorities for the New City Hall:

- Set an example for what Manzanita expects of any construction projects, whether for residents, business or developers.
- Be a point of pride. This is not just a building which will be a place to work for 15 employees. It will be a gathering point for all residents. City Hall is a reflection of the community it serves. The absence of a City Hall is an embarrassment for our community.
- Attract talent (city employees), new residents, new businesses and investors.
- Envision the future, not just serve current needs. The new City Hall will serve multiple generations. It is short-sighted to prioritize a low-cost City Hall which does not last for 30+years.

I also want to express my thanks and offer my support to the team currently working on the project. They have gathered significant input from residents, rigorously evaluated multiple options, and have recommended a plan which they have carefully explained in detail. Importantly, the team reported that Underhill Plaza cannot be saved or cost less than building new. I realize there is a vocal minority which contests this finding. I trust the experts and understand that either scenario -- a renovation or new-build -- still results in new business for GCs. My experience in working on many corporate construction projects leads me to believe that appropriately scaled and purposely designed new city hall will be more efficient than trying to work with the existing Underhill structure, and it will likely be less expensive to operate. I am firmly against a low-cost option which does not achieve the priorities outlined above. The cost burden to the community is manageable and reasonable, even at a \$5.5M spend. Despite recent public comments, the cost does not take away or compromise other infrastructure needs including water services. Thanks for your consideration.

Doug Sparks 121 Washington Ave Manzanita, OR. 97130 503-719-1131

Council President: Linda Kazlowski  
Councilors: Brad Mayerle, Jerry Spegman, Jenna Edginton.  
Mayor: Deb Simmons.  
City Manager: Leila Aman

I am still processing the spectacle of last Wednesday's City Council Meeting.

I think it is safe to say four simple things:

1. Change is hard.
2. Manzanita voters elected a new mayor that brings a new set of skills to the position.
3. Citizens of Manzanita support a city hall that provides a safe working place for staff
4. Manzanita voters overwhelmingly rejected a bond measure to pay for the new city hall.

In my opinion, the mayor has legitimate concerns over the cost of a new City Hall and competing priorities for city expenditures.

I unequivocally support pausing the current new City Hall proposal and developing creative alternatives. The voters were not willing to support the project at 2019 costs. Do the voters support the project at 2023 costs? Are they aware of competing priorities? We hear loud voices on both sides. But we do not know the answer to those questions.

In my opinion, the City Manager, Mayor and Council need to work together to explore short and long term alternatives. These alternatives need to be presented to the citizens/voters of Manzanita, along with the information on competing priorities, for their consideration and preferably vote.

None of this is a judgement on past work or office holders. The world has changed over these past few years. Looking at alternatives is just good business for our little village.

Thanks to each of you for your hard work.

I appreciate your consideration.

Marijean Holland  
850 Knobcone  
Manzanita, OR 97130

My name is Christina Utter and we have been property owners in Manzanita since 1976. For 47 years we have gladly paid property taxes.

Our investment in Manzanita via these tax dollars entitles us to 'Throw Down the RED CHALLENGE FLAG'! Reason being:

- PROJECTED COSTS OF CITY HALL are too high and can be lowered. How can they be lowered?

That's the reason for the CHALLENGE FLAG. A Manzanita City Hall is necessary but these costs are prohibitive.

So.....slow your forward motion. TEAM TAXPAYERS are trying to get your attention and hope you are listening to us. Please include this communication in the 2/15/2023 City Council meeting record.

Respectfully,  
Christina and Cliff (Tibby) Utter  
890 Carmel Ave.S  
(503)314-0289