



# CITY OF MANZANITA

P.O. Box 129, Manzanita, OR 97130-0129  
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ci.manzanita.or.us

## COUNCIL WORK SESSION

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

## AGENDA

March 27, 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:

[https://us02web.zoom.us/j/87356857982?  
pwd=ZXJKck1Kb09DUW5uZDZtOHRzQ05mZz09](https://us02web.zoom.us/j/87356857982?pwd=ZXJKck1Kb09DUW5uZDZtOHRzQ05mZz09)

Meeting ID: 873 5685 7982

Passcode: 071904

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 Finance Discussion 1 (2:01)**  
Leila Aman, City Manager
- 3. ADJOURN (3:00)**  
Deb Simmons, Mayor

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

The city is committed to providing equal access to public meetings. To request listening and mobility assistance services contact the Office of the City Recorder at least 48 hours before the meeting by email at [cityhall@ci.manzanita.or.us](mailto:cityhall@ci.manzanita.or.us) or phone at 503-368-5343. Staff will do their best to respond in a timely manner and to accommodate requests. Most Council meetings are broadcast live on the [city's youtube channel](#).

Dear City Council and Mayor,

I have been very impressed by the process that the City of Manzanita has followed in pursuit of creating a facility for city offices and public services. I am proud to have participated in the public-input and informational stages of this work. The process has been thoughtful, careful, respectful, practical, transparent, and well communicated. I urge you to stay the course, so that we can get our much-needed City Hall built in a timely manner.

I recently heard that the Mayor is interested in stopping the planned process, or stalling the timeline, or calling for another vote. I and many others in our community would feel betrayed if the rug were pulled out from underneath us, especially at this stage when so much solid progress has been made. Please proceed with the March Council vote to maintain this critical work on behalf of the Manzanita community.

*Andy Barker  
PO Box 1373  
Manzanita, OR 97130*

Feb 27, 2003

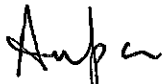
Dear Mayor and City Council,

Thank you for diligent way the City has listened to citizens and incorporated their ideas and concerns into a City hall design.

It is now time to move forward to building a new City Hall that honors Manzanita and respects the needs of the residents and city employees.

Please move forward with this project.

Sincerely,



Anupam Narayan  
Manzanita Voter

PO box 153, Manzanita 97130

**RECEIVED**  
MAR 06 2023  
CITY OF MANZANITA

**Subject:** progress

My wife and I built a home in Manzanita twenty years ago and we have an abiding love for our community.

I am writing to fully support the council and staff moving forward with the new city hall project. I appreciated the caution voters showed in voting down the big vision first proposal. I also value the process that has happened since then to make sure Manzanita is moving forward with this development mindfully and carefully with thorough input all along the way.

I know there will always be local voters who resist change or want to find the least costly solutions. I like the balance struck in the current process between pursuing good value and creating a city hall we can all be proud of and that will serve us for the long term.

I've heard there are some residents trying to second guess the sound development process that the city is slowly proceeding on. I urge the Manzanita council to stay true to the vision and development process that has been carefully followed.

It is time for Manzanita to create a new city hall that is safe and sound and provides the capacity and services for our village, both now and in the future.

Respectfully,

Charles Kingsley and Anna Debenham

--

Charles Kingsley

m: 503-568-4044

e: [chazkingsley@gmail.com](mailto:chazkingsley@gmail.com)

Dear Mayor and City Council,

I have followed the progress of building a new city hall facility and have participated in the public input sessions. I feel the process has been well thought out and transparent.

I recently heard that the Mayor is interested in halting the planned process, or at least stalling the timeline or calling for yet another vote. I would feel betrayed if this is the case and encourage all of you to proceed with the March Council vote to maintain this work on behalf of the Manzanita community.

Fred Kassab  
PO Box 1373  
Manzanita, OR 97130

Mayor Simmons and City Council Members,

I am one of the 750 owners of a part-time residence in Manzanita and am writing to express my support and enthusiasm for the new city hall. I live in Portland, so I have had to follow the developments from afar, but I'm excited for what lies ahead for the city.

My family has owned a property on Washington Street since the 1940s, so I have grown up with Manzanita as my vacation destination and personal retreat from the busy world. In my time, I've seen the city grow and mature without feeling like an overrun tourist town. When people ask where I go to the beach, I say with pride that we have a place in Manzanita -- and they are always jealous!

That is why I am pleased to see you are planning to tear down the old Quonset Hut eyesore to build a new city hall that better serves this community that has grown up around you. The government of the city deserves a beautiful and functional place to operate, and a place to serve as the hub for the rest of the community to gather. If I had been able to vote as a Manzanita citizen, I would have supported the \$6.5 million bond measure in 2019. I have a feeling a lot of others like me would have done so as well. A community must invest in itself to remain viable and healthy.

I know this process has taken a long time, so I urge you to demonstrate your leadership in the community to forge ahead with this project. There will always be vocal doubters, cynics, and naysayers in any public setting. Just know there are a lot of us who you don't see or hear from often that are standing on the sidelines cheering this project on. So, grab a shovel, put on a hard hat, and go break that ribbon!

Sincerely,  
Grant Kimball  
90 Washington Ave.

**From:** Joan Miller <[joanaileenmiller@gmail.com](mailto:joanaileenmiller@gmail.com)>

**Sent:** Monday, March 20, 2023 8:39:17 PM

**To:** Leila Aman <[laman@ci.manzanita.or.us](mailto:laman@ci.manzanita.or.us)>

**Subject:** Moving forward with new city hall

City Manager Aman,

We believe that we all think Manzanita is a very special place. It is growing and keeping it special is a difficult task requiring cooperation among all interest groups. One project that is very important in helping keep the community feel is the new city hall project. This is not the place to cut costs and make do, rather it is the place to make a statement as to what the community should look and feel like. It is also an opportunity to create a community center in a park like setting that can accommodate activities as diverse as the farmers market, city gatherings and services, tsunami relocation center, and public recreation facilities. Planning for this facility should go well beyond the immediate need for city offices. It should become the heart of the city in design and use. Please do not lose this opportunity.

Joan and Graydon Miller

RECEIVED

MAR 02 2023

CITY OF MANZANITA

Dear City Council and Mayor,

I've been impressed with the diligence of the city council and the city manager in identifying key needs and concerns regarding the new City Hall.

We need a new city hall, and the city has already identified and shared important features and concerns. We all want to control costs and have a healthy, vibrant, clean city which offers services to its residents, helps small business owners prosper, and manages the complexity of growth. Please move forward.

Sincerely,



Judith Sugg  
Manzanita Voter

480-707-3337  
judysugg@gmail.com  
184 Washington



Dear Council Members,

I bought my home in Manzanita in 2003 and retired in January 2020 to fully focus on our wonderful village. I am an active volunteer in our community (Hoffman Center, Library Friends, EVCNB, Pine Grove, 2023 Parade Planning).

There's so much to admire here, but I worry about our political & policy dynamics. I dislike individuals & groups that polarize our discussions of critical policy issues so I found the 2020 local election painful & alienating. I respect the good work done by the Concerned Citizens Alliance on dunes grading & on the proposed hotel, but I am opposed to any ad hoc group being given special consideration as 'representative' of Manzanita: in a town this size, I expect my elected officials to reach out to and be open to hearing from **all of us**, not just a small group.

In that spirit I'm writing to share my strong support for moving forward on building a new City Hall. I empathized with my friends and neighbors who voted against the bond measure in 2019, and approved of the efforts of the then-Council and city administration to listen better & consider other options. While the pandemic and the vitriolic 2020 local election certainly detracted from the necessary process of finding common ground, I applaud the much more serious efforts over the past 14 months to listen to citizens, to obtain and respect specialist opinions about the soundness of the existing Underhill buildings, and to design a more modest and still appropriate plan.

We desperately need a new City Hall, and further delays would be a shocking abdication of the fiduciary and leadership duties the Council was elected to fulfill. Ample opportunities for input by citizens have been provided; to delay again with the excuse of revisiting unsound renovation ideas, or putting the plan to a referendum, is just 'kicking the can down the road', and we're better than that.

I support a cost-effective City Hall that gives us the facilities we need now and for decades into the future, an investment of our tax dollars in the services that citizens, visitors, and businesses have the right to expect.

Please vote to proceed with Phase 2 of the City Hall project in March.

Thank you.

Laura Bailey  
444 Second Street

**Subject:** New City Hall

Please consider voting YES on moving ahead with the plan for building our new, much needed, City Hall.

Marcia Silver  
609 Nutmeg St.  
Manzanita, OR

To: Manzanita City Council  
re: Building OUR City Hall

It's been sixteen years since Council started talking seriously about this need. It's been six since the property was procured. There have been at least three different formal listening processes to give citizens opportunities to share their opinions. At this point, I am reminded of one of our family quotes, "Talkin' ain't doin'!". It's past time to DO.

Our city employees deserve better: a safe environment where they can work effectively and together, not scattered across town in make-shift spaces. Citizens deserve our "people's house", a place where we can meet with our representatives, our City staff and each other. Our whole community deserves a space where we can still enjoy markets, have space for emergency evacuation and enjoy a structure that is appealing and scalable.

Thank you for efforts, past and on-going, at inclusivity and transparency; but we do not need to start all over again! Please, do the right thing for Manzanita - move forward on City Hall.

Thank you,  
Linda Kuestner  
588 Epoh Ave  
Full-time resident

To: Manzanita City Council and Mayor

3/25/2023

Subject: City Facilities Project

I wanted to thank the current City Council and the Mayor for going forward with planning for the financing and construction of our new City Facilities at the former Underhill Plaza site.

Our city has waited a very long time to get to this point. As far back as the local 2020 elections, Manzanitans voted for candidates who committed to advancing our new City Facilities project: Former Mayor Mike Scott and Councilor Hans Tonjes, and veteran council President Linda Kozlowski delivered. With newer councilor Jerry Spegman's added input, we've seen thorough and painstaking analysis of all aspects of getting us our City Hall. Our city manager Leila Aman has been exacting in making sure the process is transparent, factual and explained in detail to every citizen by professionals.

Now we need our new Mayor Simmons and Councilors Edginton and Mayerle to add their voices (and votes) to help get us over the finish line.

Please approve the financing now, and let's get building,

Sincerely,

Mark Kuestner  
588 Epoh Ave.  
Manzanita, OR