



CITY COUNCIL  
July 31, 2018 WORKSESSION  
Time: 6:30 pm  
City Hall, 1001 Bridge St. Vernonia, OR 97064

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**Mission Statement**

The City of Vernonia pledges to be an ethical and responsive government using community collaboration to foster leadership and a vision for civic improvement while providing a safe, peaceful, economically viable community.

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**Councilors in Attendance:** Mayor Leonetti, Councilor McNair, Councilor Seager, Councilor Hult and Councilor Wagner

**Staff in Attendance:** City Administrator Mitchell and City Recorder Borst

**Media Present:** Scott Laird, Vernonia Voice

**Intercultural Society of Vernonia/Greenman Field Group:** Nicole Larke, Stacey Pelster, Tiffany McTaggart, John Brewer, Del Allen, Rick Hobart and Janice McGuire

**Call to Order -- Mayor Leonetti**

Mayor Leonetti called the meeting to order at 6:34 pm

**Additions or Removal of Agenda Items**

City Recorder Borst added to the agenda, New Business B. Scheduling of Special Executive Session for Administrator Review

Councilor McNair made a motion to approve the agenda with the addition. The motion was seconded by Councilor Wagner.

Votes: Councilor Seager: Yes      Councilor Hult: Yes      Councilor Wagner: Yes  
      Councilor McNair: Yes      Mayor Leonetti: Yes

Motion carried.

**New Business**

- A. Greenman Field Grandstand Agreement – Discussion with the Intercultural Society of Vernonia and Greenman field representatives.

Mrs. Pelster explained that the Intercultural Society of Vernonia Board members are Dean Pearl, Tiffany McTaggart, Shawn Gibson, Nicole Larke, and Stacey Pelster. President Nicole Larke is whom will be signing the contract. She explained that when the group was discussing the contract, they requested that verbiage be added that described the current condition in order to protect them from being liable in the case of default prior to any work being done.

Mrs. Larke inquired as to if the group had any financial liability in demolishing the structure in the case of default. City Administrator Mitchell confirmed that they did. Mrs. Pelster stated that the costs would be unsustainable for the group. She would like to see the structure be returnable without penalty. Mrs. Mitchell explained that there would have to be a timeline as current Council cannot tie future Council to demolition cost.

The group then discussed the potential of the Greenman Field Grandstand Group separating from the Intercultural Society in the future. Staff explained that insurance would have to be kept valid during the transfer. The group assured Council that any revenue from the



grandstands during that period would not be able to be used for anything else. In the instance of the group dissolving and the grandstands transferred over to the city, there would be a vote and funds transferred over to the city. Councilor McNair expressed concern over any potential tax ramifications and stated he would want to speak to city legal.

The group then discussed section 8.2 Lack of Use. There was concern that it would be difficult to meet the 60-day requirement in the off season. After great discussion, the main concern is that without presence at the structure there may be vandalism. Mrs. Pelster explained that the group intends to gate off the structure so as to prevent vandalism, and to prevent use without reservation.

Consensus of the group is to amend 8.2 Lack of Use to reflect a requirement of maintaining & monitoring within a period of 60 days and holding an event within a period 24 months. The timeline for holding an event is to take effect after renovations are complete.

The group then discussed section 6.1 Condemnation. Mrs. Larke explained that she doesn't want to see the group responsible for 50% of demolition as soon as they take possession. She proposes a period of time that the repairs are required to be done. If the structure is turned back over to the city within that period, there is no liability on the group for demo costs. If after the period, then they share responsibility. Councilor McNair expressed concern that if the timeframe is too long, demo costs may increase. Mrs. Pelster requested a timeframe of 2 years as the grant they intend to apply for will be awarded in 2020.

Mrs. Pelster requested that the City maintain insurance on the structure until renovations are complete (Estimated 3 years). Staff explained that that they are unsure the city can insure a structure that they do not own and would have to seek legal counsel. Councilor Hult stated that as soon as the ground lease/donation are signed the responsibility of all costs falls on the group. Councilor Wagner suggested using donations to cover insurance.

The group then moved onto the negotiation options presented by the group. Mrs. Pelster presented the options to the group (See File). Councilor McNair spoke for Council and explained that neither option works for the City. Council explained that they are interested in working with the group in order to make their events work. Mrs. Mitchell suggested that there be a fee administered by the City for the field/ grandstand reservation with a portion going to the grandstand group. This will ensure that they are reserved together and that the grandstands generate revenue. There was brief discussion on different scenarios that this could apply to. Consensus of the group is for Mrs. Mitchell and Mrs. Pelster to meet and develop a proposal for this option to be presented at a later date.

Next Work Session: August 21<sup>st</sup> at 6:30 pm

B. Special executive session scheduled  
Special Executive Session scheduled for August 13<sup>th</sup> at 6:00 pm

**Adjournment**

Mayor Leonetti adjourned the meeting at 9:25 pm

These minutes were approved at the August 20<sup>th</sup>, 2018 City Council Meeting.

  
Stephanie Borst, City Recorder

  
Mario Leonetti, Mayor